Karen Johnson Davidson County
Batch# 877830 DEEDWARR
06/24/2022 03:12:30 PM 5 pgs
Fees: $28.00 Taxes: $5,187.40
20220624-0072747

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DM) Title No.: 62692

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Seth H. Crosby Emily S. Crosby 730 Hill Road Brentwood, TN 37027	Same

TAX MAP PARCEL NUMBERS: 16007003900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,402,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Patricia A. Bishop, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Seth H. Crosby and Emily S. Crosby, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Bishop Subdivision of record in Instrument No. 20070308-0028591, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Donald M. Bishop and wife, Patricia A. Bishop by Warranty Deed from Velton R. Bunch and wife, Shelly Bauerly-Bunch, dated November 27, 2020 and recorded on December 1,2020 of record in Instrument No. 20001201-0117996, Register's Office for Davidson County, Tennessee. And Being part of the same property conveyed to Donald M. Bishop and wife, Patricia A. Bishop by Warranty Deed from Raymond J. Morris and wife, Majorie Andrews Morris, dated May 3, 2006 and recorded on May 4,2006 of record in Instrument No. 20060504-0051816, Register's Office for Davidson County, Tennessee. The said Donald M. Bishop has since died.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The Plan, with Owner's Certificate, of record in Instrument No. 20070308-0028591, said Register's Office, which Plan shows minimum building set back lines and easement to which Plan reference is hereby made for a more complete description Easement for flow of creek over so much of the premises as may lie therein. Grant of Easement Distribution to Piedmont Natural Gas Company, Inc., of record in Instrument No. 20161201-0126104, said Register's Office. Right of Way Agreement to Nashville Gas Company of record in Book 4077, page 588, said Register's Office. Restrictive Covenant for Detached Structure of record in Instrument No. 20050111-0004072, said Register's Office. Easement for public utility purposes as set forth in Book 2708, page 445, said Register's Office and as shown on said Plan.

This instrument is executed on behalf of Patricia A. Bishop by Kerri Lynn Harwood pursuant to a Power of Attorney executed by her on the 13th day of March, 2017, of record in Instrument No. 20220613-0067153, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as 730 Hill Road, Brentwood, TN 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21st day of June, 2022.

Patricia A. Bishop by Kerri Lynn Harwood, Attorney-In-Fact

Patricia A. Bishop by Kerri Lynn Harwood, Attorney-In-Fact

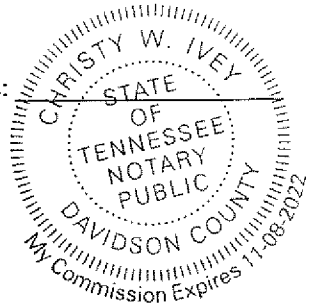
State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Kerri Lynn Harwood** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Patricia A. Bishop**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 21st day of June, 2022.

My Commission Expires:



Notary

State of Tennessee

County of ~~Davidson~~ Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,402,000.00.

Affiant

Sworn and subscribed before me this 21st day of June, 2022.

Notary

My Commission Expires: 12-18-2023

SHERI ENGEL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Deed Warranty w POA BP W1 - 12/92

EXHIBIT "A"
To
Warranty Deed

FROM: Patricia A. Bishop

TO: Seth H. Crosby and Emily S. Crosby

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Kerri Lynn Harwood

Kerri Lynn Harwood, Affiant

Sworn to and subscribed before me this 21st day of June, 2022.

Notary Public

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2022

I, Sheri Eyrl, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this 21st day of June, 2022

Sheri Eyrl

Dated 6-21-22

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Sheri Eyrl who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 21st day of June, 2022

My commission expires: 2/12/23

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY