WARRANTY DEED

BOOK 11645 PAGE 748

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 228,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
~~21st~~ DAY OF August 1999

Notary Public

MY COMMISSION EXPIRES: 1/29/2000
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc, 5111 Maryland Way, Suite 205, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Russell S. Buster	New Owners	MAP 104-15
(NAME)	(NAME)	
2707-B West Linden Avenue	2707-B West Linden Aveneu	PARCEL 276
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, Tennessee 37212	24 W 10535
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Christopher C. Cross and wife, Jan B. Cross

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Russell S. Buster and wife, Linda Callaway

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 1, on the Plan of Willoughby Subdivision, of record in Plat Book 8250, Page 3, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Christopher Cross by deed from George Reed Nielsen and Lisa Angelle Hanchey of record in Book 10210, Page 156, Register's Office, Davidson County, Tennessee.

NOTE: Jan B. Cross joins in this conveyance to convey any marital interst she may have.

3747 09/02 0101 03CHECK 854.60

This is the same description as in previous deed of record.

This conveyance is subject to 1999 taxes, prorated and assumed by the Grantees; all matters as set out on the plan of record in Book 8250, page 3, said Register's Office.

99 SEP -2 AM 8:10
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN
JUENILE & REFERENCE

063114 29

unimproved ( )
This is improved (X) property, known as 2707-B West Linden Avenue, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this ~~21st~~ 27th day of August, 1999

Christopher C. Cross

Jan B. Cross

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Santa Barbara } ss.

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On August 27, 1999 (Date), before me, Kathleen Kerstiens, Notary Public (Name and Title of Officer (e.g., "Jane Doe, Notary Public")),

personally appeared Christopher C Cross and Jan B. Cross (Name(s) of Signer(s)),

☑ personally known to me
☐ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Kathleen Kerstiens
Signature of Notary Public

KATHLEEN KERSTIENS
Commission # 1220460
Notary Public - California
Santa Barbara County
My Comm. Expires May 21, 2003

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed property 2707 B, West Linden Ave Nashville, Tn
Document Date: August 27, 1999 Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: Christopher C Cross and Jan B Cross

☒ Individual(s)
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11645 PAGE 750

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

063 1429

IDENTIFICATION REFERENCE

99 SEP -2 AM 8:18

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	228000.00
CON TX	843.60
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	854.60
CHECK	854.60

09/02/99 01 08:18 0001 3747

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1511789