# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF AUGUST, 2003.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

REBECCA HUDSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires April 10, 2004

**THIS INSTRUMENT WAS PREPARED BY**
Cumberland Title of Hendersonville
d/b/a Services Management Co. of Tennessee
181 East Main Street, Suite 3
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 08/21/03 12:51 2pgs
Fees:13.00 Taxes:693.75

20030821-0121513

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Phillip R. Gasser | National Bank of Commerce | MAP 114-8-A |
| (NAME) 101 Kenaum Court | (NAME) 115 29th Avenue South | PARCEL 53 |
| (ADDRESS) Nashville, TN 37209 | (ADDRESS) Nashville Tennessee 37212 | 8DZ-27827 |
| (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, **James S. Cross Jr. and Wife, Sharon L. Cross** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Phillip R. Gasser and Cheryl M. Gasser, Husband and Wife** , 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. 53 on the Plan of CEDAR CREST SUBDIVISION, PHASE I, as of record in Plat Book 6900, Page 284, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to James S. Cross Jr. and Wife, Sharon L. Cross by Warranty Deed from T.J. Neumann & Associates, Inc., a Tennessee Corporation of record in Book 7722, Page 728, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 101 Kenaum Court, Nashville, TN 37209

(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 my/our hand(s) this 19th day of August, 2003.

James S. Cross Jr.

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 James S. Cross Jr. and Wife, Sharon L. Cross, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 19th day of August, 2003.

My Commission Expires:_____

Notary Public

REBECCA HUDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
My Commission Expires April 10, 2004

**File Number23070800**
**RETURN TO:**
Cumberland Title of Hendersonville
d/b/a Services Management Co. of Tennessee
181 East Main Street, Suite 3
Hendersonville, TN 37075