RETURN TO:

11467 **WARRANTY DEED**



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: February 22, 2010.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
return to: Advantage Title & Escrow, 3735 N Mt Juliet Rd
STE 202
Mt Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tracy Middleton	Homecomings Financial Network	43-13-62
(NAME)	(NAME)	
264 Old Hickory Blvd. E.	2101 Rexford	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Charlotte, NC 28211	
(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, Amie C. Cross, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tracy Middleton, unmarried, 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:

Land in Davidson County, Tennessee, being Lot No. 59 in Block "B" on the Plan of Forest Park Subdivision at Madison, Tennessee, of record in Book 843, Page 44, Register's Office for said County, and more particularly described as follows:

Said Lot No. 59 in Block "B" fronts 50 feet on the south side of Old Hickory Boulevard at the southwest corner of Old Hickory Boulevard and Third Avenue, and runs back southerly between parallel lines 150 feet to a dead line.

Being the same property conveyed to Amie C. Cross, by deed of record in Instrument No. 20051028-0130420, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Amie C. Cross by Shelly Norris as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20060522-0059607, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 264 Old Hickory Blvd. E, Madison, TN 37115
(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.

Davidson County DEEDWARR
Recvd: 05/22/06 10:08 2 pgs
Fees:13.00 Taxes:499.50



20060522-0059608

Witness my hand this 15th day of May, 2006.

Amie C. Cross by Shelly Norris as her Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this the 15th day of May, 2006, before me personally appeared Shelly Norris, the person who executed the foregoing instrument on behalf of Amie C. Cross and who acknowledged that she executed the same as the free act and deed of the said Amie C. Cross, through Power of Attorney granted her by the said Amie C. Cross.

Witness my hand and official seal at Nashville, Tennessee this 15th day of May, 2006.

Commission expires: February 22, 2010

Maryanna Gould STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES 02/22/2010

Notary Public