WARRANTY DEED

ANGELA A. RAMSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5/22/2010

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~29th day~~ of ~~September~~ OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES: ~~March 24, 2009~~. 5/22/2010

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 379 East Main Street

Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin Boguskie	Justin Boguskie	
(NAME)	(NAME)	
8276 Old Springfield Hwy	8276 Old Springfield Hwy	7-00-24
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20062401

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, Shannon L. Hayes now Cross * and Michael ~~Cross~~** *married, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Justin Boguskie and wife, Christina Boguskie**, 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. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 8276 Old Springfield Hwy, Goodlettsville, TN 37072

(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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 29th day of September, 2006.

Shannon L. Hayes now Cross

Michael Cross

Davidson County DEEDWARR
Recvd: 10/09/06 13:12 2 pg
Fees:13.00 Taxes:554.63

20061009-0125219

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Shannon L. Hayes now Cross and Michael Cross, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Shannon L. Hayes now Cross and Michael Cross executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 29th day of September, 2006.

MELISSA D. ROGERS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TN

Commission expires: March 24, 2009

Melissa D. Rogers Notary Public

EXHIBIT A

Land in the 10th formerly the 20th Civil District of Davidson County, Tennessee, being Lot No. 9 on the unrecorded plan of the subdivision of the W.H. Tinnon 11.99 acre tract, not of record.

BEGINNING at an iron spike in the center of the Old Dickerson-Springfield Pike, the Southwest corner of the Maurice P. Frey property and the Southeast corner of Lot #9; thence North 47° West 187.0 feet with the center of the road to a point (an iron pin set on the East side of road as a reference to corner); thence North 38° 30' East 320 feet (crossing the above mentioned iron pin) to an iron pin the corner being the Northwest corner of Lot #9 and the Northeast corner of Lot #10; thence South 53° East 74.0 feet to an iron pin in the Maurice P. Frey West line; thence South 20° West 360.0 feet (with Frey's West line) to a spike in the road, the point of beginning.

BEING all of the same property conveyed to Russell S. Hayes and wife, Shannon L. Hayes by Warranty Deed from Eugene R. Bausell and wife, Monica Bausell dated January 18, 1999 and filed of record in Book 20000121-0007349, Register's Office for Davidson County, Tennessee. The said Russell S. Hayes and Shannon L. Hayes are now divorced. The said Russell S. Hayes conveyed his interest in said land to Shannon L. Hayes by Quitclaim Deed dated December 16, 2002 and filed of record in Book 20021219-0156850, Register's Office for said County.

Shannon L. Hayes is now known as Shannon L. Cross.

Michael Cross, spouse of Shannon L. Hayes Cross, joins in the execution of this instrument to convey his marital interest, if any in subject.