BILL GARRETT, Davidson County
Trans:T20090050742 DEEDWARR
Recvd: 07/28/09 09:53 2 pgs
Fees:13.00 Taxes:370.00
20090728-0070534

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of July, 2009.

Notary Public

MY COMMISSION EXPIRES: March 12, 2011.

(AFFIX SEAL)

BRENDA K. LEHMAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 6 CADILLAC DR STE 190 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony Cross		119 09 128.00
(NAME)	(NAME)	
745 Tahlena	SAME	
(ADDRESS)	(ADDRESS)	
Madison TN 37115		
(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,

WILLIAM J. PRATT JR. AND DENNIS L. DUNKER, AS TENANTS IN COMMON,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ANTHONY CROSS, AND WIFE, MARGO J. CROSS,

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. 11 on the Plan of McLean Subdivision of record in Plat Book 421, page 130, Register's Office for said county, to which reference is made for a more complete description.

Being the same property conveyed to William J. Pratt, Jr and Dennis L. Dunker, as tenants in common by Quitclaim deed dated December 28, 1989 and filed of record in Book 8021, page 52, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☒

2805 Nolensville Pike, Nashville, TN 37211
Property Address

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 allgenders.

Witness my/our hand(s) this 23rd day of July, 2009.

William J. Pratt Jr.

Dennis L. Dunker, by his attorney in fact, William J. Pratt, Jr.

Dennis L. Dunker, by his attorney in fact, William J. Pratt, Jr.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William J. Pratt, Jr, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood , Tennessee this 23rd day of July, 2009

Commission expires: March 12, 2011

Brenda R Lehman
Notary Public

BRENDA R. LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public of said State and County aforesaid personally appeared William J. Pratt, Jr., to me known, (or proved to me on the basis of satisfatory evidence) to be the person who executed the foregoing instrument on behalf of Dennis L. Dunker, as his lawful Attorney-In-Fact, and that he executed same as the free act and deed of the said Dennis L. Dunker as his lawful Attorney-In-Fact.

Witness my hand and official seal at Brentwood , Tennessee this 23rd day of July, 2009

Commission expires: March 12, 2011

Brenda R Lehman
Notary Public