WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2010.

Notary Public

MY COMMISSION EXPIRES: 5-8-2013
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76 White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony Cross	NEW OWNER	Map & Parcel 05108011200
(NAME) 145 JAHLENA Avenue	(NAME)	
(ADDRESS) MADISON TN 37115	(ADDRESS)	
(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, Andy King and Steve Stanfill, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anthony Cross and wife, Margo 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:

BEING Lot No. 6, on the Plan of Due West Montague Subdivision, of record in Book 547, Page 115, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Said Lot No. 6 fronts 80 feet on the southerly side of East Palestine Boulevard and runs back between lines, 214 feet on the easterly line and 225 feet on the westerly line, to a dead line in the rear, measuring 90 feet thereon.

Being the same property conveyed to Andy King and Steve Stanfill by deed from Andy King, Partner and Steve Stanfill, Partner, d/b/a Future Plus Partners, a Tennessee General Partnership of record in Instrument Number 20080123-0106152, Register's Office, Davidson County, Tennessee.

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

Subject to any and all matters and notes on plat of record in Book 547, Page 115, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 102 E. Palestine Avenue, 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.

Witness our hands this 30th day of March, 2010.

Andy King

Steve Stanfill

BILL GARRETT, Davidson County
Trans:T20100018945 DEEDWARR
Recvd: 04/01/10 08:57 2 pgs
Fees:13.00 Taxes:311.54

20100401-0024273

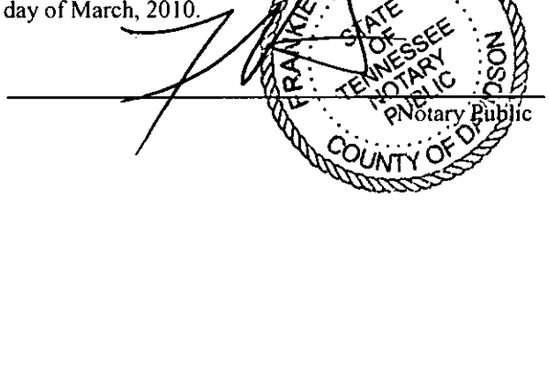
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Andy King and Steve Stanfill the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee this 30th day of March, 2010.

Commission expires: 5-8-12



Notary Public