File No. 210040215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,000.00

James H. Cloyd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF APRIL, 2010.

Tracey Trumpower
Notary Public

MY COMMISSION EXPIRES: 9.2.2013

(AFFIX SEAL)

TRACEY TRUMPOWER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY

Davidson County DEEDWARR
Recvd: 04/15/10 13:44 3 pgs
Fees:18.00 Taxes:381.10
20100415-0028528

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James H. Cloyd	James H. Cloyd	085150A00400
(NAME) 104 Spring Place Drive	(NAME) 104 Spring Place Drive	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, Doit Lee Cross and wife, Cynthia D. Cross, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto James H. Cloyd, *hereinafter called the grantee(s), HIS heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit: *a widower

Land in Davidson County, Tennessee, being Unit No. 104, on the Plan of Spring Place Condominiums, filed as an exhibit to the Master Deed of record in Book 6780, Page 229 and amended in Book 7213, Page 121, Book 7242, Page 924 and Instrument No. 20020709-0082174, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which reference is hereby made for a more complete and accurate description of said Unit.

Being the same property conveyed to DOIT LEE CROSS, AN UNMARRIED PERSON by deed from SHEILA J. GATES, AN UNMARRIED PERSON of record in Instrument No. 20050316-0028774 on 03/15/2005 and filed for record on 03/16/2005, Register's Office for DAVIDSON County, Tennessee.

Being the same property conveyed to DOIT LEE CROSS AND WIFE, CYNTHIA D. CROSS by deed from DOIT LEE CROSS of record in Instrument No. 20070621-0073953 on 06/01/2007 and filed for record on 06/21/2007, Register's Office for DAVIDSON County, Tennessee.

All matters as set forth per Plat Book 6250, Page 830, said Register's Office.

Master Deed and By-Laws filed for record in Book 6780, Page 229, amended of record in Book 7213, Page 121, Book 7242, Page 924,and in Instrument No. 20020709-0082174, said Register's Office.

Agreement For Dedication Of Easement For Sanitary Sewers And/or Storm Drainage Easement of record in Book 5180, Page 910, said Register's Office.

Charter of Homeowner's Association as shown of record in Book 7233, Page 933, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 104 Spring Place Drive, Nashville, TN 37214
(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 GRANTEE(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HIS 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 13th day of April, 2010.

Doit Lee Cross

Doit Lee Cross

Cynthia D. Cross

Cynthia D. Cross

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Doit Lee Cross and wife, Cynthia D. Cross the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 13th day of April, 2010.

Commission expires: 9.2.2013

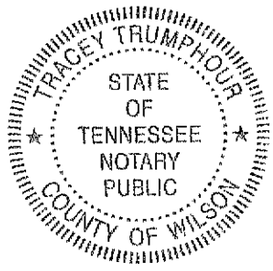
Tracey Trumphour

Tracey Trumphour Notary Public

File Number: 210040215

RETURN TO:

Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122



CERTIFICATE OF AUTHENTICITY

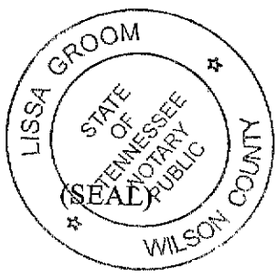
I, Tammy Duncan, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Tammy Duncan
Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, Lissa Groom, a notary public for this county and state Tammy Duncan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Lissa Groom
Notary Public

My Commission Expires: 11/5/2012

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