BILL GARRETT, Davidson County
Trans:T20110040383 DEEDWARR
Recvd: 07/06/11 10:39 2 pgs
Fees:13.00 Taxes:432.90
20110706-0051592

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF Rutherford
The actual consideration or value, whichever is greater, for this transfer is $117,000.00

Affiant

CONNIE BEARD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Subscribed and sworn to before me, this 30th day of June, 2011.

Notary Public
My commission expires: 6-17-13

05-1106-65263

Address of New Owner:	Send Tax Bills to:	Tax Information
Tamara Cross	FirstBank	149-10-0-A-020
2816 Rader Ridge Court	2021 Hamilton Place Blvd. Ste A	
Antioch TN 37013	Chattanooga, TN 37421	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Shirley Breece, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Tamara Cross, an unmarried woman, hereinafter called the Grantees, their successors 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. 20, on the Plan of Pebble Trail Villas, P.U.D., of record in Plat Book 9700, Page 721 & 722, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Shirley Breece by deed from Corinthian Custom Homes, Inc., a Tennessee Corporation, dated June 12, 2003, recorded June 16, 2003 in Instrument No. 20030616-0082558, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2816 Rader Ridge Court, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 29th day of June, 2011.

Shirley Breece

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Shirley Breece, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 29th day of June, 2011.

State of Tennessee at Large

My Commission expires 4/23/2014

ANGELA A. RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires April 23, 2014

Return to
CUMBERLAND TITLE COMPANY
695 President Place, Suite 202
Smyrna TN 37167

File # 0288-3070