WARRANTY DEED

File #11042390

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of March, 2012.

Notary Public

MY COMMISSION EXPIRES: 8/16/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg A
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew A. Calvo	Greentree Mortgage	75-9-67
(NAME)	(NAME)	
155 Bonnafield Drive	10000 Lincoln Drive West, Suite 5	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Marlton, NJ 08053	
(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, I/WE, **Christina Cross, Married** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew A. Calvo,** 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. 106, on the Map of Hermitage Hills Subdivision, as the same appears of record in Plat Book 2900, Page 48, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description. Said Lot No. 106 fronts 70 feet on the Westerly side of Bonnacroft Drive and extends back 128.2 feet on the Northerly side and 181 feet on the Southerly side to a broken line in the rear which it measures 121 feet.

Being the same property conveyed to Christina Cross, a married woman by Affidavit of Lost Quitclaim Deed from Walter Cross, a married man, dated 6/26/09, of record in Instrument No. 20090722-0068570, said Register's Office.

Walter Cross, spouse of grantor, joins in the execution of the instrument for the purpose of conveying his marital interests, if any, in subject property.

This conveyance is subject to: Any and all matters as set forth in the plat of record in Plat Book 2900, Page 48, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **234 Bonnacroft Drive, Hermitage,TN,37076**
(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.

BILL GARRETT, Davidson County
Trans:T20120016554 DEEDWARR
Recvd: 03/06/12 13:58 2 pgs
Fees:13.00 Taxes:290.45
20120306-0019650

Witness our hands this 2nd day of March, 2012.

Christina Cross

Walter Cross

STATE OF TN
COUNTY OF Rutherford

Before me, the undersigned Notary Public, personally appeared Christina Cross, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 2nd day of March, 2012.

Commission expires:

8/16/14

Vanessa E. Allen
Notary Public

Vanessa E. Allen STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

STATE OF TN
COUNTY OF Rutherford

Before me, the undersigned Notary Public, personally appeared Walter Cross, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 2nd day of March, 2012.

Commission expires:

8/16/14

Vanessa E. Allen
Notary Public

Vanessa E. Allen STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. A
Murfreesboro, TN 37130