BILL GARRETT, Davidson County
Trans:T20120035490 DEEDWARR
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Fees:18.00 Taxes:488.40
20120515-0041725

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
2784 Highway 31W
White House, TN 37188

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Corey M. Cross Leah D. Cross 1605 Berrywood Way Nashville, TN37207	Regions Bank dba Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	050-03-0B-206.00 CO

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, James K. Bailey, III and wife, Shemika Bailey (collectively the "Grantor") has bargained and sold, and hereby transfers and conveys, to Corey M. Cross and wife, Leah
D. Cross and their successors and assigns (collectively the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 119, Phase 1-B Mulberry Downs, as shown on plat of record in Plat Book 7900, Page 818, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to James K. Bailey, III and wife, Shemika Bailey by Warranty Deed from Katherine M. Emery and husband, James A. Emery, of record in Deed Book 11336, Page 199, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 1605 Berrywood Way, Nashville, TN 37207.

Said property is conveyed subject to the following matters:

1. Matters shown on the plat of PHASE 1-B, MULBERRY DOWNS, as recorded in Plat Book 7900, Page(s) 818 and Plat Book 7900, Page 740, said Register's Office.

2. Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Book 8053, Page 316, said Register's Office.

3. Terms and provisions of by-Laws of Mulberry Downs Homeowners Association, Inc. recorded in Book 8053, Page 316, amended in Book 9892, Page 939, said Register's Office.

4. Charter of Mulberry Downs Homeowners Association recorded in Book 8164, Page 37, said Register's Office.

5. Deed to Homeowners Association for common areas recorded in Book 8175, Page 137, said Register's Office.

6. Encroachment of Concrete drive on utility and drainage easement per survey dated May 25, 1995, said Register's Office.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its heirs and representatives to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this 9th day of May, 2012.

James K. Bailey, III

Shemika Bailey

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $132,000.00.

Affiant

Sworn to and subscribed before me this 9th day of May, 2012.

Notary Public

LISA G HODGES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires:

03/01/2016

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, James K. Bailey, III and Shemika Bailey, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this 9th day of May, 2012.

Notary Public

LISA G HODGES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires:

03/01/2016