WARRANTY DEED

ASHLEY S. HEATH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,000.00

Melissa Hooker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of May, 2012.

Ashley S. Heath
Notary Public

MY COMMISSION EXPIRES: 3-18-2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Taylor A. LaGrange	NEW OWNER	171120A05200CO
(NAME)	(NAME)	
6033 Ridge Farm Place		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20120041273 DEEDWARR
Recvd: 06/05/12 11:21 2 pgs
Fees:13.00 Taxes:1176.60
20120605-0048896

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, **Linda C. Cross and husband, Charles L. Cross**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Taylor A. LaGrange and Christie L. LaGrange , husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 51, on the Plan of Section Two, Addition to Brelan Park at Saddlewood, of record in Plat Book 7900, Page 963, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Linda C. Cross and husband Charles L. Cross by Deed from Henry M. Flury and wife, Amy S. Flury, dated 10/20/2003 and filed for record on 10/23/2003 in Instrument 200310230156937, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

All matters as set forth per Plat Book 7900, Page 728, Plat Book 7900, Page 963, said Register's Office.
Restrictive Covenants of record in Book 8891, Page 850, said Register's Office. Said restrictions were amended in Book 9670, Page 494, said Register's Office.
By-Laws of record in Book 8891, Page 869, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Book 7883, Page 311, said Register's Office.
Charter of record in Book 9462, Page 547, said Register's Office.
Quitclaim Deed to The Homeowner's Association of record in Book 10370, Page 281, said Register's Office.
County of Davidson taxes for the year 2012 and subsequent years, a lien not yet ascertainable, due or payable.

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 6033 Ridge Farm Place, Brentwood, TN 37027
(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), their heirs and/or 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), their heirs and/or 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 May, 2012.

Linda C. Cross

Charles L. Cross

State of Tennessee
County of Williamson

Personally appeared before me Linda C. Cross and Charles L. Cross, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of May, 2012.

Notary Public
My Commission Expires: 9/23/13

DONALD R. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027