WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 265,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th day of June, 2012

Notary Public:

MY COMMISSION EXPIRES: 9-9-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
McKenzie Lea Cross	FirstBank	Parcel ID:
1024 Tulip Blossom Drive	6131 Shallowford Rd., Ste. 102	075120E01200
Hermitage, TN 37076	Chattanooga, TN 37421	

FOR AND IN 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, we

Art Foster and wife, Nanette M. Foster

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

McKenzie Lea Cross and Dustin B. Cross, wife and husband

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. 26, on the Plan of Blossom Trace, First Revision, Final Plat, of record in Instrument 20010920-0101745 (erroneously referred to as Instrument 20010920-0101754 in previous deed) and corrected in Instrument 20011025-0116872, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Art Foster and wife, Nanette M. Foster by deed from Blossom Trace, LLC, of record in Instrument 20020924-0116527, dated September 20, 2002, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Instrument 20010724-0078292, Register's Office for said County.

This conveyance is made subject to: (1) 2012 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20010920-0101745 and corrected in Instrument 20011025-0116872, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1024 Tulip Blossom Drive, Hermitage, TN 37076

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.

Witness our hands this 8th day of June, 2012.

Art Foster

Nanette M. Foster

BILL GARRETT, Davidson County
Trans:T20120044493 DEEDWARR
Recvd: 06/15/12 14:35 2 pgs
Fees:13.00 Taxes:980.50

20120615-0052863

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Art Foster and Nanette M. Foster, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of June, 2012.

My Commission Expires: 9/9/14

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.