BILL GARRETT, Davidson County
Trans:T20120046602 DEEDWARR
Recvd: 06/25/12 10:04 2 pgs
Fees:13.00 Taxes:976.80

20120625-0055304

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,000.00

Affiant

Subscribed and sworn to before me, this 21st day of June, 2012

Notary Public

MY COMMISSION EXPIRES: 05-06-13
(AFFIX SEAL)

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angela C. Perkey	Wells Fargo Bank, N.A.	160-12-0
(NAME)	(NAME)	(MAP)
6000 Manor Place	101 North Phillips Avenue	200.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Brentwood, TN 37027	Sioux Falls, SD 57104	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, I/we, Anthony G. Cross and spouse Wanda Lois Cross, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Angela C. Perkey, unmarried, hereinafter called Grantee(s), her heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 217, on the Plan of Phase 6, Hearthstone, of record in Plat Book 6900, page 254, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Anthony G. Cross and wife, Wanda Lois Cross, by deed dated September 15, 1987, from Radnor Homes, Inc., of record in Book 7364, page 107, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 6000 Manor Place, Brentwood, Tennessee 37027

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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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/our hand(s) this 21st day of June, 2012.

Anthony G. Cross

Wanda Lois Cross

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Anthony G. Cross; Wanda Lois Cross with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 21st day of June, 2012.

Notary Public

My Commission Expires: 9/23/13

JENNIFER S. DUNLAP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY