WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120048980 DEEDWARR
Recvd: 07/03/12 10:42 2 pgs
Fees:13.00 Taxes:477.30
20120703-0058388

STATE OF ~~Tennessee~~ Indiana
COUNTY OF ~~Davidson~~ Hamilton
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$180,000.00~~
$129,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 day of January, 2012

Notary Public

MY COMMISSION EXPIRES: 1-5-16

(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
Prudential Relocation, Inc., a Colorado corporation	NEW OWNER	08203033400
(NAME) 16260 NOrth 71st St.	(NAME)	
(ADDRESS) Scottsdale, AZ 85254	(ADDRESS)	
(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 considerations, the receipt of which is hereby acknowledged, we, **Daniel J. Cross and wife, L'Erin S. Cross**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Prudential Relocation, Inc., a Colorado corporation*** 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: *NKA Brookfield Relocation Inc., a Colorado corporation

Land in Davidson County, Tennessee, being Lot No. 94 on the plan of Sharpe & Horns 1st Addition, of record in Plat Book 57, Page 152, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Daniel J. Cross and wife, L'Erin S. Cross by Deed from Brendan P. Callaghan and Christine M. Callaghan, dated 10/28/2010 and filed for record on 11/17/2010 in Instrument 201011170091963, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

All matters as set forth per Plat Book 57, Page 152, 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 1108 Stainback Avenue, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-6037
SMG TN Warranty Deed

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 6th day of January, 2012.

Daniel J. Cross

L'Erin S. Cross

State of Indiana
County of Bartholomew

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Daniel J. Cross, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of January, 2012.

Notary Public
My Commission Expires:
9-5-16

Carol J. Kitterman
Notary Public Indiana Seal
Bartholomew County
My Commission Number 592724
Expires 9-5-2016

State of Indiana
County of Bartholomew

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named L'Erin S. Cross, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of January, 2012.

Notary Public
My Commission Expires: 9-5-16

Carol J. Kitterman
Notary Public Indiana Seal
Bartholomew County
My Commission Number 592724
Expires 9-5-2016

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