STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Affiant
Subscribed and sworn before me this the 18 Day of July, 2012.
Abby Ducoe, Deputy Register

THIS DOCUMENT CREATES LEGAL CONSEQUENCES, WHICH SHOULD BE DEFIN WITH COMPETENT LEGAL REPRESENTATION. THERE IS NOT ANY ASSURANCE TO WILL ACCOMPLISH A PARTICULAR LEGAL RESULT OR OBJECTIVE WITHOUT WHICH REQUIRE ITS' COMPLETION.

QUITCLAIM DEED

THIS INDENTURE, made and entered into this 18 day of July 2012 by and between Carol Wharton, hereinafter called Grantor, and Anthony Cross/Margo Cross, hereinafter called Grantee.

WITNESSETH: That for the consideration hereinafter expressed, the Grantor do hereby bargain, sell, quitclaim, remise, release, and convey to Grantee, the following described real estate, to wit: – See exhibit A

Property Located at 431 Maple St. Madison, Tn 37115
Located in Davidson Co. / Otherwise Known as Map & Parcel # 043130119 00 * Current source of title #20071005-0118694

Any Reference to recorded instruments is reference to the Register's Office in said County.

THE CONSIDERATION for this conveyance is TEN AND 00/100****Dollars ($10.00) and other good and valuable considerations, the receipt and legal sufficiency of which is hereby acknowledged.

GRANTOR:
Carol Wharton Carol Wharton

STATE OF TENNESSEE, COUNTY OF Davidson :ss
On this 18 th day of July, 2012, before me personally appeared Carol Wharton and spouse, N/A, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.
My Commission Expires: 11-22-2012 Pat Jackson, NOTARY PUBLIC

PAT JACKSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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STATE OF TENNESSEE, COUNTY OF _____ :ss new owner

I hereby swear or affirm that to the best of the Affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is $_____, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____, AFFIANT

SWORN TO AND SUBSCRIBED before me this_____ day of _____, 20_____

_____, Notary Public

My Commission Expires: _____

RESPONSIBLE TAXPAYER:
Anthony + Margo Cross
P.O. 236
Madison, Tn 37116-0236

PROPERTY ADDRESS:
431 Maple St.
Madison, Tennessee Tn 37115
FILE NO.:
CLT No.:
MAIL TAX NOTICES TO: P.O. Box 236 Madison, Tn 37116-0236
SAME AS ABOVE.
PROPERTY OWNER:
_____
_____

****

COMPLIMENTS OF ALLIED TITLE COMPANY... "*GOOD DEEDS ARE OUR BUSINESS.*""
6324 Papermill Drive, Suite D, Knoxville, Tennessee 37919
PHONE: (865) 694-4111/ FAX: (865) 531-2026 / E-Mail: deeds@alliedtitle.com
www.alliedtitle.com

BILL GARRETT, Davidson County
Trans:T20120053074 DEEDQC
Recvd: 07/18/12 16:36 2 pgs
Fees:12.00 Taxes:0.00
20120718-0063380

Prepared by:
Anthony Cross
745 Tahlena Ave
Madison Th 37115

exhibit A

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 101,400.00 Carol Wharton Affiant
Davidson County DEEDWARR Recvd: 10/05/07 08:10 2 pgs Fees:13.00 Taxes:375.15 [redacted] 20071005-0118694	SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF **October, 2007** Notary Public MY COMMISSION EXPIRES: 3/21/2011 (AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By:
Commerce Union Title, LLC
100 Bluegrass Commons Blvd. Suite 2110, Hendersonville, TN 37075

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County, TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carol Wharton	SAME	**43-13 119.00**
(NAME) 431 Maple Street	(NAME)	
(ADDRESS) Madison,TN 37115	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Phillip Segraves,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carol Wharton,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TN**, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 18, FOREST PARK SUBDIVISION, BLOCK D, as shown on plat of record in Plat Book 843, Page 44, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from The 431 Maple Street Trust, L&O Farms, LLC, as Trustee to Phillip Segraves as recorded on the 12th day of June, 2007 in Instrument No. 20070612-0070259; Warranty Deed from Joshua David Moore and Bryan Matthew Moore, heirs at law of David Lynn Moore, deceased to The 431 Maple Street Trust, L&O Farms, LLC, as Trustee as recorded on the 30th day of April, 2007 in Instrument No. 20070430-0051007 and Quitclaim Deed from Brenda Jean Webb, Executrix to David Lynn Moore, and wife Terri Dawn Moore as recorded on the 30th day of July, 2003 in Instrument No. 20030730-0107096, corrected at Instrument No. 20041203-0144059, in the Register's Office of Davidson County, Tennessee.

The subject property was never used as the principal residence of the Grantor or his/her spouse.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **431 Maple Street, Madison, TN 37115**
(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 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **1st** day of **October, 2007.**

Phillip Segraves