Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20120061121 DEEDWARR
Recvd: 08/16/12 09:47 2 pgs
Fees:13.00 Taxes:217.93
20120816-0073340

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $58,900.00

Affiant

Subscribed and sworn to before me, this 15th day of August, 2012.

Notary Public
My commission expires: 12-27-15

KATHLEEN A. TOMLINSON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY COMM. EXP. 12/27/15

06-1208-74778

Address of New Owner:	Send Tax Bills to:	Tax Information
Walter P. Cross, III 1202 Waggoner Dr. Nashville TN 37214	New Owners	108-03-0-115.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Quantum Investments, G.P., hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Walter P. Cross III and wife, Margaret A. Cross, hereinafter called the Grantees, their successors and 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 Lot No. 76-A, on the Plan of Zone Lot Division, Section Six, Patio Villa, of record in Book 6250, Page 489, as amended in Book 6250, Pages 570 and 571, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Quantum Investments, G.P. by Quitclaim Deed from Steven W. Presley, dated February 23, 2004, recorded February 25, 2004, of record in Instrument No. 20040225-0021219, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1202 Waggoner Drive, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 15th day of August, 2012.

Quantum Investments, G.P.

By: Quantum Investments – SP, L.L.C., General Partner

By: _____
Steve W. Presley, Chief Manager

By: Quantum Investments – TP, L.L.C., General Partner

By: _____
Steve W. Presley, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named, Steve W. Presley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager of Quantum Investments – SP, a limited liability company, General Partner of Quantum Investments, G.P and that he is authorized by Quantum Investments – SP, a limited liability company, General Partner of Quantum Investments, G.P, to execute this instrument on its behalf.

Witness my hand and official seat at Mt. Juliet, Tennessee, this 15th day of August, 2012.

_____
Notary Public

My Commission Expires: 12-27-15

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMM. EXP. 12/27/15

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named, Steve W. Presley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Authorized Agent of Quantum Investments – TP, a limited liability company, General Partner of Quantum Investments, G.P and that he is authorized by Quantum Investments – TP, a limited liability company, General Partner of Quantum Investments, G.P, to execute this instrument on its behalf.

Witness my hand and official seat at Mt. Juliet, Tennessee, this 15th day of August, 2012.

_____
Notary Public

My Commission Expires: 12-27-15

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMM. EXP. 12/27/15