File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

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Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 51448
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Timothy G. Pistone Vicky A. Pistone 8412 Indian Hills Drive Nashville, Tennessee 37221	Farmington Financial Group 2002 Richard Jones Road Ste 300A Nashville, Tennessee 37215

TAX MAP-PARCEL NUMBERS: 155100A06500CO

BILL GARRETT, Davidson County
Trans:T20120065522 DEEDWARR
Recvd: 08/31/12 11:59 2 pgs
Fees:13.00 Taxes:917.60
20120831-0078958

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$248,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Randolph M. Cross and wife, Cheri Cross**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Timothy G. Pistone and spouse, Vicky A. Pistone** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of McCrory Trace Estates of record in Book 6900, pages 720, 721, 722 and 723 as corrected by Surveyors Certificate of Correction of record in Book 7825, page 429, said Register's Office, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Randolph M. Cross and wife, Cheri Cross by Warranty Deed from Mary E. Keown, unmarried, dated Nov. 20, 2009 and recorded on Nov. 23, 2009 of record in Doc. No. 20091123-0107600, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2012, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, Pages 720, 721, 722 and 723, as corrected by Surveyors Certificate of Correction of record in Book 7825, page 429, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Book 7241, page 597, amended and restated in Book 7576, page 846, By-Laws in Book 7576, page 831,said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 8412 Indian Hills Drive, Nashville, Tennessee 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 23rd day of August, 2012.

Randolph M. Cross

Cheri Cross

State of South Dakota
County of Pennington

On this 23rd day of August, 2012 , before me the undersigned authority, personally appeared Randolph M. Cross and Cheri Cross , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PAMELA YOUNG NOTARY PUBLIC SOUTH DAKOTA

My Commission Expires: Oct. 8, 2016

Notary

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $248,000.00

Affiant

Sworn and subscribed before me this the 23rd day of August, 2012

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:

MY COMMISSION EXPIRES: March 3, 2015

Notary Public