**WARRANTY DEED** 19920 44067

Davidson County DEEDWARR
Recvd: 09/04/13 10:47 4 pgs
Fees:23.00 Taxes:474.43
**20130904-0093043**

PHILIP ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF **TENNESSEE**
COUNTY OF **RUTHERFORD**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$128,225.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **29TH DAY OF AUGUST, 2013**

Notary Public

MY COMMISSION EXPIRES: 5/23/16 .

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**Guaranty Title & Escrow Co., 721 President Place, #100, Smyrna, TN 37167**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Rhonda T. Halcomb** | **OWNER** | **119-05-0-072.00** |
| (NAME) | (NAME) | |
| **2712 Oakland Avenue** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37212** | | |
| (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, **Shannon M. Curle Cross**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rhonda T. Halcomb, unmarried**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 the east 28 feet of Lot No. 9 and the west 22 feet of Lot No. 10 on the Map of W.F. Davis Subdivision of Block No. 22, Cumberland Nurseries, of record in Plat Book 332, Page 25, Register's Office for said County, to which reference is made for a more complete description.**

**Said East part of Lot No. 9 and west part of Lot No. 10 together front 50 feet on the North side of Elberta Street, and runs back between parallel lines 238 feet to an alley.**

**Being the same property conveyed to Shannon M. Curle Cross by deed of record in Instrument 20081024-0106766, Register's Office for Davidson County, Tennessee.**

**This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.**

unimproved ☐

This is improved ☒ property, known as **228 Elberta Street, Nashville, TN 37210**

(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.

Witness **my/our hand(s)** this **29th day of August, 2013**.

_____ Shannon M Curle Cross

**Shannon M. Curle Cross**

_____ _____

State of California County of _____

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Shannon M. Curle Cross the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____,California, this _____ day of August, 2013.

Commission expires: 10.30.2014 SEE ATTACHED ACKNOWLEDGMENT

Notary Public

# ALL PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA )
COUNTY OF SAN DIEGO )

On August 27, 2013, before me, Rachel P. Anthony, a Notary Public, personally appeared Shannon M. Curle Cross, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.




Signature, Rachel P. Anthony, Notary Public (seal)

I, Philip Ellis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 6/21/15.

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY