THIS DOCUMENT CREATES LEGAL CONSEQUENCES, WHICH SHOULD BE DEFINED, DISCUSSED, AND CONFIRMED WITH COMPETENT LEGAL REPRESENTATION. THERE IS NOT ANY ASSURANCE TO THE USER THAT THIS DOCUMENT WILL ACCOMPLISH A PARTICULAR LEGAL RESULT OR OBJECTIVE WITHOUT REVIEW OF ALL CIRCUMSTANCES WHICH REQUIRE ITS' COMPLETION.

QUITCLAIM DEED

THIS INDENTURE, made and entered into this 1st day of October, 2013 by and between Anthony cross / Margo cross, hereinafter called Grantor,

and Carol Wharton, 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 # 04913011900
current source of title 2007.1005 - 0118694
Ref. number book 20120718 - 0067770

BILL GARRETT, Davidson County
Trans: T20130085125 DEEDQC
Recvd: 10/02/13 11:51 2 pgs
Fees: 12.00 Taxes: 0.00

20131002-0103429

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:

Anthony Cross — Margo Cross

PAT JACKSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF Davidson :ss
On this 15th day of OCT, 2013, before me personally appeared Anthony Cross and spouse, Margo Cross, with whom I am personally acquainted (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 that he/she/they executed the same as his/her/their free act and deed.
My Commission Expires: 11-22-14 Pat Jackson, NOTARY PUBLIC

****

STATE OF TENNESSEE, COUNTY OF Davidson :ss
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 $ 0, 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 15 day of Oct, 2013
Pat Jackson, Notary Public
My Commission Expires: 11-22-14

PAT JACKSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

RESPONSIBLE TAXPAYER:
Carol Wharton
431 Maple St
Madison TN 37115

PROPERTY ADDRESS:
431 Maple St
Madison, Tennessee 37115
FILE NO.:
CLT No.:
MAIL TAX NOTICES TO:
SAME AS ABOVE. 431 Maple St Madison TN 37115
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

Pic Patrol DV
Patricia Jackson
840 Enochville ct
Nashville TN 37207

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 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF October, 2007 Notary Public MY COMMISSION EXPIRES: 3/21/2011 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/05/07 08:10 2 pgs
Fees:13.00 Taxes:375.18
[redacted]
20071005-0118694

Carol Wharton

Shella McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County, TN

WARRANTY DEED

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

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