BILL GARRETT, Davidson County
Trans:T20140025773 DEEDWARR
Recvd: 04/16/14 14:01 2 pgs
Fees:13.00 Taxes:166.50

20140416-0031877

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$45,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
14th DAY OF April, 2014

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 6-3-14
(AFFIX SEAL)

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony Cross P.O. Box 236 Madison, TN 37116-0236	NEW OWNER	Map/ Parcel 05205001800

For and in 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,

Larry Wilt Construction, Inc.

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Anthony Cross, married

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 Lot No. 7 on the Revised plan of Block "E" Power and Rother's Madison Park Subdivision, as shown by plat of record in Plat Book 843, Page 7, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 7 fronts 50 feet on the easterly side of Gallavista Avenue and runs back between parallel lines, 200 feet to a dead line.

Being the same property conveyed to Larry Wilt Construction, Inc. by Deed from Helen W. McCormick, unmarried dated 11/16/2007 of record in Instrument Number 20071119-0135043, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2014 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.
3) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 843, Page 7, Register's Office for Davidson County, Tennessee.

This is improved property known as: **833 Gallavista Ave., 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.

Witness my hand(s) this 14th day of April, 2014.

Larry Wilt Construction, Inc.

DIRECTOR

By: Larry Wilt, II, Director

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Larry Wilt, II with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged the he is the Director of Larry Wilt Construction, Inc. and is authorized by the Corporation, to execute this instrument on behalf of the Corporation.

Witness my hand, at office, this 14th day of April, 2014.

NOTARY PUBLIC

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 9-11-17

MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076