BILL GARRETT, Davidson County
Trans:T20140052404 DEEDWARR
Recvd: 07/21/14 12:40 2 pgs
Fees:13.00 Taxes:769.23

20140721-0064465

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $207,900.00.

L. Lori D. Cross
Affiant

Subscribed and sworn to before me this 18th day of July, 2014.

Notary Public
My Commission Expires ~~07/08/14~~

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

14-0259

Address of New Owner:	Send Tax Bills to:	Tax Information:
Lori D. Cross	New Owner	141 06 0C
3612 Crossbrooke Drive		008.00
Nashville, TN 37221		

WARRANTY DEED

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

Matthew Thomas Shoemaker and wife, Jenny Ivey Shoemaker,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Linda B. Vance, married and Lori D. Cross and William C. Cross, wife and husband, as tenants in common,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Riverbridge Community, Phase 1A, of record as Instrument No. 20030213-0019997, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Matthew Thomas Shoemaker and wife, Jenny Ivey Shoemaker, by Quitclaim Deeds from Joseph Marlin Ivey, Jr. and wife, Malinda Kay Bray Ivey, dated December 21, 2007, of record as Instrument No. 20080107-0001929; dated February 6, 2008, of record as Instrument No. 20080226-0018543; dated April 16, 2009, of record as Instrument No. 20090507-0042217; dated June 3, 2010, of record as Instrument No. 20100610-0045283; dated July 8, 2011, of record as Instrument No. 20110721-0055796; dated April 3, 2012, of record as Instrument No. 20120420-0034040; said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **3612 Crossbrooke Drive, Nashville, TN 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 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 our hands this 18th day of July, 2014.

Matthew Thomas Shoemaker

Jenny Ivey Shoemaker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Matthew Thomas Shoemaker and Jenny Ivey Shoemaker**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of July, 2014.

D. Shayne Adair, Notary Public
State of Tennessee at Large
My Commission Expires: 06/24/18