Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20140055643 DEEDWARR
Recvd: 07/31/14 12:31 2 pgs
Fees:13.00 Taxes:2504.70

20140731-0068392

39-B
File #14-1197

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Margaret S. Bond, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Trevor L. Cross, and Bonnie B. Cross, husband and wife,** 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. 6 Block I on the 2nd Revised Plan of Highlands of Belle Meade No. 2, Blocks I, J and L, of record in Book 1130, page 71, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Margaret S. Bond by Warranty Deed from Arthur M. Reuther, Jr. and wife, Sheila L. Reuther, dated November 17, 1993 of record in Book 9157, page 513, Register's Office for Davidson County, Tennessee and by Quitclaim Deed from D. Anthony Bond, dated January 27, 2003 of record as Instrument No. 20030212-0019452, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 116 West Tyne Drive, Nashville TN, 37205.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 24th day of July, 2014.

Margaret S Bond

Margaret S. Bond

State of Tennessee)
County of Davidson)

On this 24th day of July, 2014, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Margaret S. Bond, the bargainor(s), 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.

Notary Public

My Commission Expires: 5-8-17

KENNETH M. BALLEW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 676,945.00.

Affiant

Sworn and subscribed before me on this the 24th day of July, 2014.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Trevor L. Cross	Avenue Bank	130-5-14
116 West Tyne Drive	111 10th Avenue South, Suite 200	
Nashville, TN 37205	Nashville, TN 37203	