Fill Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140060877 DEEDWARR
Recvd: 08/18/14 14:09 2 pgs
Fees:13.00 Taxes:586.45
20140818-0074725

R-VRES-14-2108

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Krissetta Underwood	**FARMINGTON MORTGAGE**	
(NAME) **2108 Freeman Lane**	(NAME) **2002 RICHARD JONES RD., #300A**	**053-09-0-B-159.00CO**
(ADDRESS) **Madison, TN 37115**	(ADDRESS) **NASHVILLE, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **KEVIN CROSS AND AMANDA CROSS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KRISSETTA UNDERWOOD,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 155 on the Plan of Section Four, Cumberland Station at Wilson Camp, of record in Instrument Number 20041018-0124620, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kevin Cross and wife, Amanda Cross a/k/a Kevin J. Cross and Amanda S. Cross by Warranty Deed from Vanguard Investment, of record in Instrument No. 20070326-0035857, Register's Office for Davidson County, Tennessee, dated March 15, 2007 and recorded on March 26, 2007.

This conveyance is subject to:
- Taxes for the year 2014 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20041018-0124620, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10585, Page 496, Instrument No. 20011015-0012096 amended and supplemented in Instrument No. 20020722-0087864, 20020919-0114055, 20020919-0114056, 20031030-0159798, 200310300159799, 20041115-0136852, 20041115-0136853, 20060213-0017249, 20061024-0131768, 20061024-0131769, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Charter for HOA of record in Instrument Number 20011017-0113082, in the Register's Office for DavidsonCounty, Tennessee.
- Deed of common areas to HOA of record in Instrument Number 20041115-0136855, in the Register's Office for DavidsonCounty, Tennessee.
- Storm water detention agreement of record in Instrument Number 20031114-0166975, in the Register's Office for DavidsonCounty, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2108 Freeman Lane , Madison, Tennessee 37115**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 15th DAY OF AUGUST, 2014.

Kevin Cross

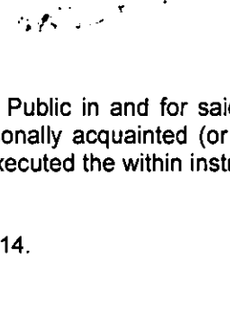
Amanda Cross

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 15th of August, 2014.

Notary Public
My Commission Expires: 3/16/18
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 15th of August, 2014.

Notary Public
My Commission Expires: 3/16/18
(SEAL)