WARRANTY DEED

HILARY MOHSENZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-02-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Angela Batson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of September, 2014.

Hilary Mohsenzadeh
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kofi Nuako	"New Owner"	052-03-11.00
(NAME)	(NAME)	
111 Lake Park Drive		
(ADDRESS)	(ADDRESS)	
Martin, TN 38237		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Walter G. Cross, III and Margaret Cross, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kofi Nuako, 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. 34 on the plan of EAST MADISON ADDITION, NAWAKA HILLS ESTATE, a subdivision of the Northerly 25 acres of the Stiddum Land in the 11th Civil District of Davidson County, Tennessee, according to a survey made and completed by TW Briley Company, Surveyors, Sumner County, Tennessee, on October 7, 1937.

Said Lot No. 34 fronts 50 feet Westerly margin of Kinsey Highway, as shown on said plan, and extends back Westerly 150 feet to a dead line and measures 50 feet thereon, bounded on the North by the lot of Ollie N. Bradley and on the South by the lot of Mamie D. Davis.

Being the same property conveyed to Walter G. Cross, III and Margaret Cross, husband and wife by Warranty Deed from Tracey Dawn Nichols, Heir at law of Robert Nichols, recorded on the 10th day of August, 2012 in Instrument No. 20120810-0071706, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 516 Kinsey Boulevard, 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.

Davidson County DEEDWARR
Recvd: 09/16/14 12:01 3 pgs
Fees:18.00 Taxes:222.00
20140916-0084799

Witness our hands this 15th day of September, 2014.

Walter G. Cross, III

Margaret Cross

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 15th day of September, 2014, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Walter G. Cross, III and Margaret Cross**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
7-2-2018

Notary Public,

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expire: 12-27-15

Notary's Seal (if on paper)



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).