WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF NOVEMBER 2014.

Notary Public

MY COMMISSION EXPIRES: 10/30/16
(AFFIX SEAL)

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-23118

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elsa Trujillo-Nunez	SWBC Mortgage Corporation	150-9-183
(NAME)	(NAME)	
3132 Kinwood Drive	9311 San Pedro	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Thomas S. Cross and Martha A. Cross, Trustees of The Cross Trust, A Revocable Trust dated and August 16, 2002, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elsa Trujillo-Nunez, a single female, 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. 111, Forest View Park, Phase II, Section V, of record in Plat Book 6200, page 337, Register's Office for Davidson County, Tennessee, to which Plat reference is being made for a more complete legal description.

Being the same property conveyed to Thomas S. Cross and Martha A. Cross, Trustees of The Cross Trust, a Revocable Living Trust dated August 16, 202, by deed of record in Instrument No. 20031124-0170484, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 3132 Kinwood Drive, Antioch, TN 37013
(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.

BILL GARRETT, Davidson County
Trans:T20140085412 DEEDWARR
Recvd: 11/12/14 15:00 2 pgs
Fees:13.00 Taxes:407.00
20141112-0104515

Witness our hands this 7th day of November, 2014.

By: Thomas S. Cross TRUSTEE 11/7/14
Thomas S. Cross , Trustee of The Cross Trust, A
Revocable Trust dated August 16, 2002

Martha A. Cross, TRUSTEE
Martha A. Cross, Trustee of The Cross Trust, a
Revocable Trust dated August 16, 2002

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 7th day of November, 2014, before me, personally appeared Thomas S. Cross and Martha A. Cross as Trustees of The Cross Trust, a Revocable Living Trust dated August 16, 2002, to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

Witness my hand and official seal at Brentwood, Tennessee this 7th day of November, 2014.

Commission expires:

Notary Public

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017