WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150000425 DEEDWARR
Recvd: 01/05/15 08:32 2 pgs
Fees:13.00 Taxes:438.45

20150105-0000517

JENNIFER A. HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of December, 2014

Notary Public

MY COMMISSION EXPIRES: 7-26-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Anthony Cross	Anthony Cross	043 06 0 184.00
(NAME)	(NAME)	
745 Tahlena Avenue	745 Tahlena Avenue	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I, **June G. Pursell aka Nova June Pursell,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Anthony Cross and Margo Jackson Cross, husband and wife,** 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. 56 on the Plan of Madison Park, Section 3, as of record in Book 3500, Page 104, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to Raymond A. Pursell and wife, June G. Pursell, by Warranty Deed from Robert E. Earhart, dated 10/6/78 and recorded 10/11/78 in Book 5348, page 949, in the Register's Office of Davidson County, Tennessee. The said Raymond A. Pursell died on August 11, 2011, leaving June G. Pursell surviving tenant by the entirety.

unimproved ☐

This is improved ☑ property, known as 512 Fedders Dr., 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.

Witness my/our hands this 29th day of December, 2014.

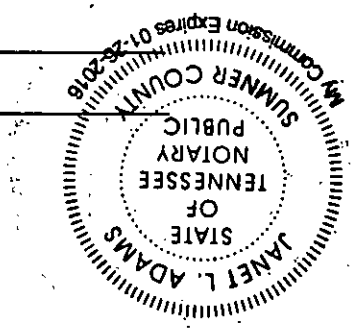
June G. Pursell

State of Tennessee
County of Sumner

Personally appeared before me June G. Pursell, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of December, 2014.

Notary Public
My Commission Expires:



File No.: 20141005