BILL GARRETT, Davidson County
Trans:T20150017957 DEEDWARR
Recvd: 03/12/15 10:27 2 pgs
Fees:13.00 Taxes:114.70
20150312-0021167

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $31,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 11th day of March, 2015.

NOTARY PUBLIC

My Commission expires: 11-8-15

THIS INSTRUMENT PREPARED BY

Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Anthony Cross, Sr.	SAME AS NEW OWNER	05202026800
(NAME)	(NAME)	
P.O. Box 236		
(ADDRESS)	(ADDRESS)	
Madison, TN 37116-0236		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Lynn Maness** hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto **Anthony Cross, Sr.** hereinafter called the **GRANTEES**, their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 87, on the Map of Rainbow Terrace, Section III, of record in Book 2133, page 20, Register's Office of Davidson County, Tennessee, being further described as follows:
Beginning at a point on the easterly margin of Randy Road at the common corner of lots 86 and 87; thence in a southerly direction along the easterly margin of Randy Road 118.8 feet to a point; thence in an easterly direction 84 feet; thence in a southeasterly direction 113.7 feet to a point; thence in a northeasterly direction 139.8 feet to a point on the line between lots Nos. 86 and 87; thence in a Westerly direction along the line between two said lots 613.1 feet to the easterly margin of randy Road, the point of beginning.

Being the same property conveyed to Claiborne F. Wells, Jr. by deed from Charles J. Smith, Jr. and wife, Louise W. Smith of record in Book 3641, Page 329, Register's Office of Davidson County, Tennessee. The said Claiborne F. Wells, Jr. having since died testate and per the Last Will and Testament of Claiborne Wells aka Claiborne F. Wells, Jr. of record in Will Book 11, page 208, Probate Office of Hardin County, Tennessee, an Instrument No. 20110526-0040404, Register's Office of Davidson County, Tennessee, property was devised to Marie Wells, Michael Wells, Virginia Almy and Lynn Maness. Being part of the same property further conveyed to Lynn Maness by Deed of Partition between Tenants in

Common from Marie Wells, Virginia Almy a/k/a Ginger Almy and Michael Wells, of record in Instrument No. 20120423-0034221, Register's Office of Davidson County, Tennessee.

Said property is not the principal residence of the Grantor.

2015 property taxes a lien, not yet due and payable.

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, forever. We covenant with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands this 11th day of March, 2015.

Lynn Maness

Lynn Maness

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Lynn Maness**, the bargainors, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 11th day of March, 2015.

Mary Birthright

Notary Public
My commission expires: 11-3-15

