WARRANTY DEED

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO. TN

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of April, 2015.

Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Danny L. Chambers		064130B04700CO
(NAME)	(NAME)	
216 Lowell Ct.	SAME	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN. 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150028284 DEEDWARR
Recvd: 04/15/15 12:57 2 pgs
Fees:13.00 Taxes:377.40
20150415-0033320

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Doit L. Cross and wife, Cynthia D. Cross**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Danny L. Chambers and Lisa K. Chambers, Husband and Wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 Unit No. 102 on the plan of Laurel Hill Courtyard Homes (formerly The Villages of South Park, Phase I), as shown on plat of record in Plan Book 6900, Page 573, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Doit L. Cross and wife, Cynthia D. Cross by Warranty Deed dated 05/15/2007 from Joanna Bazel of record in Instrument 20070518-0059488, Register's Office for Davidson County, Tennessee.

All matters as set forth per Book 6900, Page 573, said Register's Office.

Restated Master Deed of record in Book 8199, Page 779, said Register's Office.

Rules and Regulations of record in Book 10468, Page 96, Instrument 201307120072571, said Register's Office.

Stormwater Detention Agreement of record in Book 6566, Page 208, said Register's Office.

Easement of record in Instrument 200106070059700, said Register's Office.

Charter of record in Book 7872, Page 388, said Register's Office.

Charter Amendment of record in Book 8209, Page 228, said Register's Office.

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

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 102 Laurel Hill, Old Hickory, TN 37138

(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 GRANTEE(S), their heirs and/or 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/or 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 6th day of April, 2015.

Doit L. Cross

Cynthia D. Cross

State of Tennessee
County of Wilson

Personally appeared before me Doit L. Cross and Cynthia D. Cross, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 6th day of April, 2015.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON CO. TN

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122