BILL GARRETT, Davidson County
Trans: T20150031151 DEEDWARR
Recvd: 04/24/15 10:25 3 pgs
Fees: 18.00 Taxes: 1665.00
20150424-0036811

Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path, Suite C
Hendersonville, TN 37075
15-4026D

STATE OF TENNESSEE
COUNTY OF Sumner

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd DAY OF APRIL, 2015.

Notary Public

Commission Expiration: 3/19/19

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP-PARCEL:**
East Nashville Cooperative Ministry, Inc.	**East Nashville Cooperative Ministry, Inc.**	**07206014000**
807 Main Street	**807 Main Street**	**07206013900**
Nashville, TN 37206	**Nashville, TN 37206**	**07206013700**

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Margo Cross and Anthony Cross, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

East Nashville Cooperative Ministry, Inc., a Tennessee Not For Profit Corporation

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT "A" ATTACHED HERETO

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantees herein.

This is improved property known as **3115 Gallatin Pike; 3119 Gallatin Pike and 0 Elvira Avenue, Nashville, TN 37216.**

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 I 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 hand this 23rd day of APRIL, 2015.

Margo Cross

Margo Cross

Anthony Cross

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Margo Cross and Anthony Cross,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of April, 2015.

Notary Public

Commission Expiration: 3/19/19

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Exhibit A- Legal Description

TRACT 1:

Land in Davidson County, Tennessee, being part of lot No. 2 on the corrected plan of E.J. Childers' Subdivision of the J.H. Ambrose Tract, as of record in Book 332, Page 134, Register's Office for said County, described as follows:

Beginning on the westerly margin of the Gallatin Road at a point 25 feet south of the southwest corner of Elvira Avenue and said Road, said point being the southeast corner of the property conveyed to Eugene Reynolds and wife, by deed from Fred W. Karow and wife of record in Book 1282, Page 213, said Register's Office; thence with said road southwardly 27-1/2 feet to the northeast corner of the property conveyed to E.J. Raggett and wife, by deed from John Raymond Preston, et al, of record in Book 3986, Page 133, said Register's Office; thence with Raggett's northerly line westwardly 70 feet to a needle point at or near rear of the store house, formerly belonging to J.J. Preston; thence westwardly 112.7 feet to a corner of the Raggett property; thence with Raggett's easterly line northwardly 45 feet to the southerly margin of Elvira Avenue; thence with said Avenue eastwardly 107 feet, more or less, to the northwest corner of the Reynolds property; thence with Reynold's westerly line southwardly 22-1/2 feet to their southwest corner; thence with their southerly line eastwardly 87.9 feet to the beginning.

TRACT 2:

Land in Davidson County, Tennessee, being part of lot No. 2 on the corrected plan of E.J. Childers' Subdivision of the J.H. Ambrose Tract, as of record in Book 332, Page 134, Register's Office for said County, described as follows:

Beginning on the westerly margin of Gallatin Road at a point 52 1/2 feet south of the southerly margin of Elvira Avenue, said point being the southeast corner of the property conveyed to Joe Rowland by deed for J.J. Preston and wife, of record in Book 1557, Page 137, said Register's Office; thence with the westerly margin of said Road southwardly 47 1/2 feet to the northeast corner of the property conveyed to S.S. Foster and wife, by deed from C.H. Benedict, of record in Book 545, Page 250, said Register's Office; thence with the northerly line of said Foster property westwardly 175 feet, more or less, to the easterly line of Lot No. 4 on said plan; thence with said line northwardly 90 feet to the southerly margin of Elvira Avenue; thence with said Avenue, eastwardly 12 feet; thence southwardly 45 feet; thence eastwardly 112.7 feet to a needle point at or near rear of the store house, formerly belonging to J.J. Preston; thence eastwardly with the southerly line of the Joe Rowland property 70 feet to the beginning.

Being the same property conveyed to Margo Cross and Anthony Cross, wife and husband from John D. Denton, unmarried by deed dated 02/23/2007, filed for record on 02/27/2007 in Instrument No. 20070227-0003973 in the Register's Office for Davidson County, Tennessee.