Return To: 15-0184
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$225,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **May 13, 2015.** Notary Public MY COMMISSION EXPIRES: 2/16/18 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20150037856 DEEDWARR
Recvd: 05/15/15 10:21 2 pgs
Fees:13.00 Taxes:832.50
20150515-0044811

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**15-0184**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas A. Grooms, Linda G. Ashford	**Community Trust Bank**	**161 02 0 169.00**
(NAME) **5068 Meta Drive**	(NAME) **1800 Hudson Lane, Suite 2A**	
(ADDRESS) **Nashville,TN 37211**	(ADDRESS) **Monroe, LA 71201**	
(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, **Elizabeth H. Cross and Nathan M. Cross, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas A. Grooms and Linda G. Ashford, husband and wife and Abigail K. Ashford-Grooms, an unmarried woman,** 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. 61 on the Plan of Section Two, McMurray Place, of record in Book 5200, page 440, Register's Office for said County.

Said Lot No. 61 fronts 53.96 feet on the easterly margin of Meta Drive and extends back 149.96 feet on the northerly line and 144.33 feet on the southerly line to a dead line in the rear, measuring 83.66 feet thereon.

Being the same property conveyed to Elizabeth H. Cross and Nathan M. Cross, wife and husband, by Warranty Deeed from Scott A. Bargenquast, unmarried, recorded February 27, 2008 in Instrument Number 20080227-0019187, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **5068 Meta Drive, Nashville, TN 37211**
(House Number) (Street) (City, State) (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.

IN WITNESS WHEREOF, this instrument has been executed on this the **13th** day of **May, 2015**.

Elizabeth H. Cross

Nathan M. Cross

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Elizabeth H. Cross and Nathan M. Cross**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **13th** day of **May, 2015**.

NOTARY PUBLIC

My Commission Expires: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY