THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15085012**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $194,500.00. K~A. Affiant Subscribed and sworn to before me, this 19th day of August, 2015. Notary Public My Commission Expires:

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-24-2017

WARRANTY DEED

Address New Owner: Joshua Michael Cross 901 FAIROAKS DR Madison TN 37115-4411	Send Tax Bills To: ~~New Owner~~ Fifth Bank 50 Franklin St. Clarksville TN 37040	Tax Information: Tax Parcel ID No. 051-07-0-007.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **George E. Harper** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joshua Michael Cross**, *unmarried ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 6, SECTION 5, PLEASANT ACRES, as shown on plat of record in Plat Book 2331, Page 56, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to George E. Harper, Unmarried by Warranty Deed from LeRoy D. Kramer and wife, Janice E. Kramer, recorded on the 2nd day of June, 2011 in Instrument No. 20110602-0042072, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 5, PLEASANT ACRES, as recorded in Plat Book 2331, Page(s) 56.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2445, Page 587.

This is improved property located at 901 FAIROAKS DR Madison TN 37115-4411

BILL GARRETT, Davidson County
Trans:T20150070799 DEEDWARR
Recvd: 08/21/15 10:20 2 pgs
Fees:13.00 Taxes:719.65
20150821-0084507

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of August, 2015.

George E. Harper

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, George E. Harper, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of August, 2015.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018