This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20150077840 DEEDWARR
Recvd: 09/14/15 10:59 2 pgs
Fees:13.00 Taxes:296.00
20150914-0092908

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Anthony S. Cross 745 Tahlena Avenue Madison, TN 37115	Anthony S. Cross 745 Tahlena Avenue Madison, TN 37115	052070-014.00

THIS INDENTURE, made this 11th day of September, 2015 between

Mary Ann B. Carter, unmarried

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Anthony S. Cross, married

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being parts of lots Nos. 3, 4 and 5 Block B, on the Map of Home Acres, in the 11th Civil District, not of record and described according to a survey made by T.R. Sanford, Surveyor, dated May 17, 1962, as follows:

Beginning at a point in the northerly margin of Neely Bend Road at the southwest corner of Reid Irwin's lot which point is 46.04 feet west of the corner of lots 3 and 4; thence North 18°28' east 260.47 feet to a point which is 22.5 feet east of the corner of lots 3 and 4;thence North 66°35' west 100 feet to a point which is 22.5 feet east of the corner of Lots 4 and 5; thence south 18° 28' west 255.45 feet to the north margin of Neely Bend Road; thence with the margin of the same, as follows: Easterly 9.1 feet; south 23° 22' west 5 feet to a point; south 66°35' east 91.3 feet to the beginning.

Being the same property conveyed to Marvin E. Carter and wife, Mary Ann B. Carter by Deed dated 5/25/82 from Eugene E. Clark and wife, Sarah Clark, of record in Book 3398, Page 15, Register's Office for Davidson County, Tennessee. Marvin E. Carter now being deceased, having died on 12/10/09.

This is (X) improved ( ) unimproved property known as: 919 Neelys Bend Road, Madison, TN 37115.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2015 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Mary Ann B. Carter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Mary Ann B. Carter, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 11th day of September, 2015.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $80,000.00.

Affiant

Sworn to and subscribed before me, this 11th day of September, 2015.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY