Davidson County	DEEDWARR
Recvd: 10/13/15 13:58	2 pgs
Fees:13.00 Taxes:614.20	
20151013-0104199	

WARRANTY DEED

SHELLEY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-20-2018

CROSS-H15272

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 9th DAY OF October, 2015.

(Affix Seal) Notary Public

My Commission Expires: _____

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jason Cross	USAA Federal Savings Bank	064.08-0-028.00
4861 Rainer Drive	10750 McDermott Freeway	
Old Hickory, TN 37138	San Antonio, TX 78288	

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 consideration, the receipt of which is hereby acknowledged, I/we, SHARON L. JONES AND LISA C. DEPRIEST, AS JOINT TENANTS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JASON CROSS, hereinafter called the Grantee(s), their heirs and assigns, that 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. 386 on the Plan of Sherwood Forest, Section 4 of record in Plat Book 4460, Page 182 and 183, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more detailed description.

Being the same property conveyed to Sharon L. Jones and Lisa C. Depriest, as Joint Tenants by deed from Evelyn A. Garrison, an unmarried person of record at Book 11040, Page 637, recorded on 07/29/1998, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to easements, restrictions, encumbrances and ordinances as they affect the premises.

( ) unimproved
This is (X) improved property known as 4861 Rainer Drive, Old Hickory, Tennessee 37138 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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/our hand(s) this 9th day of October, 2015 :

Sharon L. Jones

Lisa C. Depriest

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, KEVIN TRACY WILLIAMS, a Notary Public in and for said County and State, the within named SHARON L. JONES AND LISA C. DEPRIEST, AS JOINT TENANTS, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 9th day of October, 2015.

My Commission Expires: July 19, 2016

Notary Public

My Commission Expires: _____

KEVIN TRACY WILLIAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY TN

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires 4-24-2018