Davidson County DEEDWARR
Recvd: 11/09/15 15:49 3 pgs
Fees:18.00 Taxes:310.80
20151109-0114143

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $84,000.00.

Affiant

HUTCH HENDERSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Subscribed and sworn to before me, this 28th day of October, 2015.

Notary Public
My commission expires: 4/17/2016

05-1510-66739

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Anthony Cross 600 Kinsey Blvd Madison TN 37115		052-03-0-007.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Norma I. Smith**, an unmarried woman, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Anthony Cross and Margo Cross, husband and wife**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land lying in the 11th, formerly 19th, Civil District in Davidson County, Tennessee, described according to a copy of a survey made August 3, 1953, by Harvey Gee, Surveyor, and being more particularly described as follows, to-wit:

BEGINNING at an iron pin in the westerly margin of Kinsey Avenue, at a turn in said avenue, the northeast corner of this tract and the southeast corner of Lot No. 37 on the map of East Madison Addition, not of record; thence with the South line of said Lot 37, North 86° 12' West 295.7 feet to an iron pin at the common corner of Lots 82 and 83 on the Map of Rainbow Terrace Subdivision, Section III, as of record in Book 2133, Page 20, Register's Office for said county; thence along the easterly line of Lots 83 and 84 of said subdivision, South 3° 10' West 150 feet to an iron pin; thence South 86° 12' East 293.8 feet to an iron pin in the westerly margin of Kinsey Avenue; thence with the margin of the same, North 3° 45' East 150 feet to the beginning.

Being the same property conveyed to Norma I. Smith and husband, Mitchell A. Smith by deed from Paul Stephen Bell and wife, Espela Menie' Kabigting Bell, dated December 16, 2005, recorded December 21, 2005, of record in Instrument No. 20051221-0152775, Register's Office for Davidson County, Tennessee. The said Mitchell A. Smith having since died on April 2, 2009.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 600 Kinsey Blvd, Madison, TN 37115.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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 29th day of October, 2015.

X _____ _____

Norma I. Smith

STATE OF TENNESSEE
COUNTY OF SUMNER

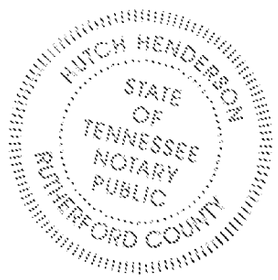
Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Norma I. Smith**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 28th day of October, 2015.

_____

State of Tennessee at Large

My Commission expires: 4/17/2016



True Copy Certification

I, Rachelle Caudill, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Rachelle Caudill
Signature

State of Tennessee

County of Sumner

Personally appeared before me, Hutch Henderson a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 04/17/16
Notary' Seal (if on paper)

