Record & Return To:

Limestone Title and Escrow, LLC
3173 South Church Street
Murfreesboro, TN 37127

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Kimberly Anne Cross
3033 Casa Drive
Nashville, TN 37214-3917

SEND TAX BILL TO:
New Owner

BILL GARRETT, Davidson County
Trans:T20150102281 DEEDWARR
Recvd: 12/03/15 10:17 2 pgs
Fees:13.00 Taxes:289.34
20151203-0121854

MAP/PARCEL 108-03-0-089.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Candida C. Lappin, f/k/a Candida C. Parsons and husband, Jonathan Lappin,** has this day bargained and sold, and does hereby transfer and convey unto **Kimberly Cross, an unmarried woman,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 44-B, Zone Lot Division, Lots 42-48 and 102-107, Section Five, Patio Villa, of record in Book 5800, page 335, amended Book 5200, page 686, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Candida C. Parsons, unmarried by Warranty deed from Rental Group, LTD, a partnership of record in Book 10267, page 389, Register's Office for Davidson County, Tennessee, dated November 20, 1996 and recorded on November 22, 1996.

This is improved property known as: **3033 Casa Drive, Nashville, Tennessee 37214**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2015 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 5200, page 686, amended in Book 5800, Page 335, and restrictions in Book 6199, page 70, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 24th day of November, 2015.

Candida C. Lappin

Jonathan Lappin

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Candida C. Lappin and Jonathan Lappin,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 24th day of November, 2015.

NOTARY PUBLIC

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 10-07-19

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $78,200.00.

AFFIANT

Subscribed and sworn to before me this the 24th day of November, 2015.

NOTARY PUBLIC

JANE GRAZER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 8/18/18