Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

BILL GARRETT, Davidson County
Trans:T20160002266 DEEDWARR
Recvd: 01/11/16 10:29 2 pgs
Fees:13.00 Taxes:207.20
20160111-0002486

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $56,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of January, 2016.

Notary Public
My commission expires: 5/23/16

04-1512-55848

Address of New Owner:	Send Tax Bills to:	Tax Information:
Anthony Scott Cross 411 Maple Street Madison TN 37115	Anthony Scott Cross 834 Gallavista Ave. Madison, TN 37115	043-13-0-124.00

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, **Ryan Scott and wife, Lori A. Scott**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Anthony Scott Cross**, 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 in Davidson County, Tennessee, being Lot No. 13, of Block D, on the Plan of Forest Park Subdivision (erroneously referenced in prior deed as Forrest Park Subdivision), of record in Book 843, Page 44, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ryan Scott and wife, Lori A. Scott by deed from Linda Sue Brown, a single woman, dated July 31, 2006, recorded August 3, 2006, of record in Instrument No. 20060803-0094427, Register's Office for Davidson County, Tennessee.

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 411 Maple Street, 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 7th day of January, 2016.

Ryan Scott

Lori A. Scott

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Ryan Scott and Lori A. Scott**, 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 Smyrna, TN, this 7th day of January, 2016.

Notary Public
State of Tennessee at Large

My Commission expires: 10-20-19

BRANDON W. LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD