BILL GARRETT, Davidson County
Trans:T20160012412 DEEDWARR
Recvd: 02/16/16 10:56 2 pgs
Fees:13.00 Taxes:1731.23
20160216-0014220

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 12th day of February, 2016, by and between Christian Pressley, unmarried, party of the first part, and Harrison H. Cross, unmarried, and Kathryn Gerding, unmarried, as Tenants in Common with Right of Survivorship, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 238 ON THE PLAN OF EDGEFIELD LAND COMPANY'S FIRST SUBDIVISION OF RECORD IN PLAT BOOK 57, PAGE 130, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

Being all or part of the same property conveyed to Christian Pressley by virtue of that certain Warranty Deed dated April 19, 2013, at Instrument No. 20130424-0040699 in the Register's Office of Davidson County, Tennessee.

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(S), their heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 57, Page 130 in said Register's Office, Tennessee; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Christian Pressley by Memorie White Attorney in fact

Christian Pressley, by Memorie White, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of February, 2016, before me personally appeared Memorie White, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Christian Pressley and acknowledged that she executed the same as the free act and deed of the said Christian Pressley.

WITNESS my hand and official seal at office this 12th day of February, 2016.

Ashlee D Page
Notary Public

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-10-18

Property Owner & Address: Harrison H Cross and Kathryn Gerding

Tax Parcel No 09402010300

Property Address: 1814 Long Ave
Nashville, TN 37206

MAIL TAX
BILLS TO: NEW OWNER

Firm File #: 20160129

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $467,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

2-12-16
AFFIANT

SUBSCRIBED AND SWORN TO before me this 12th day of February, 2016.

Notary Public

My Commission Expires: 3-6-18

