WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/23/16 14:22 2 pgs
Fees:13.00 Taxes:240.50
20160223-0017241



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $65,000.00.

Affiant

Subscribed and sworn to before me this 17th day of February, 2016.

Notary Public
My Commission expires: 8/5/18
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Anthony Cross	Same	05205006200
P. O. Box 236		
Madison, TN 37116-0236		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Joe Claybon and Barbara Claybon, husband and wife, and David W. Vandenbergh and Heather B. Vandenbergh, husband and wife,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Anthony Cross,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 31 of Block "J" on the revised plan of Power and Roth Madison Park Subdivision, of record in Book 843, page 7, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 31 fronts 60' on the southerly side of Emmett Avenue and extends back between lines 210' more or less to the center of Gibson's Creek.

Being the same property conveyed to Joe Claybon and Barbara Claybon, husband and wife, and David W. Vandenbergh and Heather B. Vandenbergh, husband and wife from E. Bruce Mitchell and wife, Alice L. Mitchell by Warranty Deed on December 7, 2007, of record in Instrument Number 20071207-0141905, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 843, Page 7, Register's Office for Davidson County, Tennessee.
- Easements and Agreements in Book 8681, Page 156 and Book 8766, Page 360, Register's Office for Davidson County, Tennessee.

This is improved property known as: **312 Emmitt Avenue, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this February 18, 2016.

Joe Claybon

Barbara Claybon

David W. Vandenbergh

Heather B. Vandenbergh

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Joe Claybon, Barbara Claybon, David W. Vandenbergh and Heather B. Vandenbergh,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 18, 2016

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.