WARRANTY DEED

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of February, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Martin Cross	Martin Cross	034-09-0-097
(NAME)	(NAME)	
1734 Stop Thirty Road	1734 Stop Thirty Road	
(ADDRESS)	(ADDRESS)	
Hendersonville, TN 37075	Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160015667 DEEDWARR
Recvd: 02/25/16 14:36 2 pgs
Fees:13.00 Taxes:222.00

20160225-0018176

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Richard A. McDonald and Carolyn McDonald Wilkinson,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Martin Cross and Lesa Cross,** husband and wife, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Sumner County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being parts of Lots Nos. 43, 44 and 45 of Block "A" on the Plan of Edenwold City Subdivision, as of record in Book 421, Page 123, Register's Office for Davidson County, Tennessee. BEGINNING at an iron pin in the line between Lots Nos. 42 and 43 in said subdivision, said pin being North 9 degrees 30 minutes West, 43.5 feet from an iron pin in the northerly margin of Shakespeare Ave.; thence North 71 degrees 17 minutes West, 64.6 feet to an iron pin in the east margin of Gallatin Pike (as widened); thence North 18 degrees 55 minutes East, 41.0 feet to an iron pin at the intersection of Gallatin Pike (as widened) and an alley; thence along the south margin of the alley, 37.5 feet to an iron pin; thence South 9 degrees 30 minutes East, 66.5 feet along the line between Lots Nos. 42 and 43 to the point of beginning, as surveyed by Ralph W. C. Lambert, Surveyor, dated June 8, 1958.

BEING the same property conveyed to Richard A. McDonald and A. T. McDonald by Quitclaim Deed from Albert M. Whited, Jr. and wife, Linda B. Whited, dated 6/24/87 and recorded 6/30/87 in Book 7282, Page 650; and the same property previously conveyed to Albert M. Whited, Jr., Richard A. McDonald and A. T. McDonald by Warranty Deed from Will P. Lansdown and Robert E. Cole, dated 6/1/79 and recorded 6/5/79 in Book 5444, Page 937, Register's Office for Davidson County, Tennessee. The said A. T. McDonald (aka Albert Thurston McDonald) died testate on 1/6/03, and pursuant to his Last Will and Testament filed 3/24/03 in Docket No. 03P-548 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), devised his entire estate to his wife, Mildred Hooper McDonald. The said Mildred Hooper McDonald died testate on 11/2/09, and pursuant to her Last Will and Testament filed 12/7/09 in Docket No. 09P-1824 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), devised her entire estate in equal shares to her two children, Richard Arnold McDonald and Carolyn McDonald Wilkinson.

unimproved ☐

This is improved ☑ property, known as 1488 N Gallatin Pike, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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/our hands this 22nd day of February, 2016.

Richard A. McDonald

Carolyn McDonald Wilkinson

State of Tennessee
County of Sumner

Personally appeared before me Richard A. McDonald and Carolyn McDonald Wilkinson, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS ~~my~~ hand and seal this 22nd day of February, 2016.

Notary Public Janet Adams
My Commission Expires: _____

File No.: 161528

