THIS INSTRUMENT PREPARED BY:
J. Frank Rudy, Jr., Esq.
Rudy Winstead Turner, PLLC
2010 21st Ave. S.
Nashville, Tennessee 37212

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $760,000.00.

Affiant

SUBSCRIBED AND SWORN to before me, this 2nd day of June, 2016.

Notary Public
My Commission Expires: 11/5/18

MARY MARGO TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires: 11/5/18

BILL GARRETT, Davidson County
Trans:T20160047195 DEEDWARR
Recvd: 06/06/16 08:43 2 pgs
Fees:13.00 Taxes:2812.00
20160606-0056452

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Anthony S. Cross 745 Tahlena Avenue Madison, TN 37115	Same	Map/Parcel

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, Virgil Ray ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto Anthony S. Cross ("Grantee"), his successors and assigns, all of his right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 1, on the Final Plat of Resub of Part of Lot 1 Reserved for Commercial No. 1 Bellshire Estates Section 5, as shown on Plat of record in Plat Book 6900, Page 949, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of subject property.

Being a portion of the same property conveyed to Virgil Ray by Quitclaim Deeds of record in Book 7995, Page 362 and Book 8029, Page 106 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, his successors and assigns, forever. Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple and has good right to convey it. Grantor covenants with Grantee that Grantor will warrant and forever defend title to the Premises against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 2nd day of June, 2016.

GRANTOR:

Virgil Ray
VIRGIL RAY

Barbara Ray
Barbara Ray

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

and Barbara Ray, a married couple,

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, VIRGIL RAY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of June, 2016.

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MARY MARGO TURNER
My Commission Expires November 05, 2018

Notary Public

My commission expires: 11/5/18