WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

B-OH-16-230-T

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jeffrey Scott Cross	Jeffrey Scott Cross	
(NAME)	(NAME)	
230 Hillcrest Drive	745 Tahlena Avenue	**043-14-0-143-00**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115-4129	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DARLENE FORD HALL AND HEATHER EAGEN HOBDY AND WILLIAM FORD AND JACKIE ESTES,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEFFREY SCOTT CROSS,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 44, 45, 46 and 47 of Block A on the Plan of Yowell Place of record in Plat Book 974, Page 61, 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 the same property conveyed to William Earl Ford, Sr. and wife, Alice Ann Ford by Warranty Deed from Charles E. Brown and wife, Margaret Marie Brown of record in Book 6298, page 246, Register's Office for Davidson County, Tennessee, dated May 23, 1984 and recorded on May 23, 1984. William Earl Ford, Sr. having since died leaving Alice Ann Ford as the surviving tenant by the entirety. Alice Ann Ford having since died April 28, 2014 leaving Darlene Ford Hall, Heather Eagen Hobdy, William Ford and Jackie Estes as her heirs at law as evidenced by Affidavit of Heirship of recorded simultaneously herewith in Instrument No. 20160808-0082043, Register's Office for Davidson County, Tennessee. (Additional information regarding the Estate of Alice Ann Ford is filed as Docket No. 15P356 in the Circuit Court of Davidson County, Tennessee Probate Divison.)

This conveyance is subject to:
- Taxes for the year 2016.
- Subject to all matters shown on the Plan of record in Plat Book 974, Page 61, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 5116, Page 696, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **230 Hillcrest Drive , Madison, Tennessee 37115-4129**.

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 we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20160068228 DEEDWARR
Recvd: 08/08/16 10:50 5 pgs
Fees:28.00 Taxes:240.50

20160808-0082044

IN WITNESS WHEREOF, Seller's signature is set forth below as of this 28th DAY OF JULY, 2016.

Darlene Ford Hall
Darlene Ford Hall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DARLENE FORD HALL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand ~~and official~~ seal, this the 28th of July, 2016.

Notary Public

My Commission Expires: 03/03/2020

LEROY JOHNSTON ELLIS IV
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

IN WITNESS WHEREOF, Seller's signature is set forth below as of this 29 DAY OF JULY, 2016.

William Ford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM FORD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29 TH of July, 2016.

Notary Public

My Commission Expires: 3/10/19.

BENJAMIN D. PERRETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 10, 2019

IN WITNESS WHEREOF, Seller's signature is set forth below as of this 29 DAY OF JULY, 2016.

Heather Eagen Hobdy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HEATHER EAGEN HOBDY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29 TH of July, 2016.

Notary Public

My Commission Expires: 3/10/19

BENJAMIN D. PERRETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 10, 2019

IN WITNESS WHEREOF, Seller's signature is set forth below as of this 1st DAY OF ~~JULY~~ Aug., 2016.

Jackie Estes

Jackie Estes

STATE OF Indiana

COUNTY OF Johnson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACKIE ESTES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of ~~July~~ Aug 2016.

Notary Public

My Commission Expires: 6/7/2020

NOTARY PUBLIC SEAL INDIANA

Tippecanoe County
Kyle Ruthig
The UPS Store
Expires: 6/7/2020

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212