(1)

01288-33683

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of October, 2016.

Dorothy E. Welch
Notary Public

MY COMMISSION EXPIRES: 4-13-19

(AFFIX SEAL)

DOROTHY E. WELCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Linda A. Bennett	NEW OWNER	143-02-0C-019.00-CO
(NAME)	(NAME)	
739 Harpeth Trace Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160096010 DEEDWARR
Recvd: 10/31/16 12:20 2 pgs
Fees:13.00 Taxes:962.00

20161031-0114807

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 considerations, the receipt of which is hereby acknowledged, we, **Terry A. Cross and Sonja C. Cross, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Linda A. Bennett and Lori K. Freeman**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being all of Lot 19 on the Plan of Harpeth Knoll, Planned Unit Development, of record in Plat Book 5200, Page 764, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Terry A. Cross and Sonja C. Cross, husband and wife by Warranty Deed from Mary Ann Webber Dorris, unmarried, dated 03/26/2015, recorded 04/01/2015 of record in Instrument No. 20150401-0027989, in the Register's Office for Davidson County, Tennessee. The said Michael T. Dorris died , leaving the said Mary Ann Webber Dorris the sole surviving tenant by the entirety.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:
1.)Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records. 2.)Taxes for 2016 have been prorated between the Grantor and Grantee. 3.)All matters shown on the plat of record in Plat Book 5200, Page 764, in the Register's Office for Davidson County, Tennessee. 4.) Covenants, conditions, easements and restrictions recorded of record in Book 6280, Page 478, First Amendment to the Declaration of record in Instrument No. 20070405-0041277 and Deed of Conveyance contained in Warranty Deed of record in Book 6353, Page 228, in the Register's Office for Davidson County, Tennessee. 5.) Agreement for Dedication of Easement of record in Book 6380, Page 201, in the Register's Office for Davidson County, Tennessee. 6.) Grant of Pad Mounted Transformer Easement to the Metropolitan Government of Nashville of record in Book 7465, Page 719, in the Register's Office for Davidson County, Tennessee. 7.) Charter of record in Book 6272, Page 636 and Amended Charter of record in Book 8176, Page 699, in the Register's Office for Davidson County,

Tennessee. 8.) By-Laws of Harpeth Knoll Homeowners' Association of record in Book 6280, Page 486, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 739 Harpeth Trace Drive, Nashville, TN 37221
(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 GRANTEE(S), 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), 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 our hands this 27th day of October, 2016.

Terry A. Cross

Sonja C. Cross

State of Tennessee
County of Williamson

Personally appeared before me Terry A. Cross and Sonja C. Cross, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of October, 2016.

Notary Public
My Commission Expires: 11/15/17

K. THOMAS SIDWELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064