WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170001032 DEEDWARR
Recvd: 01/05/17 10:11 2 pgs
Fees: 13.00 Taxes: 1202.50

20170105-0001189

B-BM-16-5503

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) DANA NORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

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)
Roger M Aver and Aimee C Aver	new owner	
(NAME)	(NAME)	**171-8-C-32.00CO**
5503 Saddlewood Lane		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **ERIN CROSS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROGER M AVER AND AIMEE C AVER, HUSBAND AND WIFE,** 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. 32 on the Plan of Williamsburg at Brentwood, Section One, of record in Plat Book 9700, Page 99, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kymberly Lynn Anne Haas by Final Decree of Divorce from Albert James Haas, recorded January 14, 2000 in Instrument No. 20001114-0112687 and further being the same property conveyed to Kymberly Haas by Warranty Deed from Beazer Homes Corp. d/b/a Phillips Builders, recorded November 4, 1996 in Book 10247, Page 441, Register's Office for Davidson County, Tennessee. The said Kymberly Lynn Ann Haas having since died, her unprobated Last Will and Testament recorded March 15, 2016 in Instrument No. 20160315-0024588, Register's Office for Davidson County, Tennessee,leaving Erin Cross as her sole heir at law as evidenced by Affidavit of Heirship of record in Instrument No 20170105-0001188, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 99, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Boundary Plat of record in Plat Book 9700, Page 76, Register's Office for Davidson County, Tennessee.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded inBook 9931, Page 627, Book 10301, Page 182, Book 10640, Page 953 and Book 10853, Page 518, Register's Office for Davidson County, Tennessee.
- Charter of HOA of record in Book 9935, Page 41, Register's Office for Davidson County, Tennessee.
- Easements for Sanitary Sewer and/or Storm Drainage of record in Book 7913, Page 120, Book 8175, Page 792 and Book 8259, Page 206, Register's Office for Davidson County, Tennessee.
- Easement for right of way of record in Book 6590, Page 37, 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: **5503 Saddlewood Lane, Brentwood, Tennessee 37027**.

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.

Witness my/our hand(s) this the 28th DAY OF DECEMBER, 2016.

Erin Cross
Erin Cross

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIN CROSS, 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 December, 2016.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

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