WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170016720 DEEDWARR
Recvd: 02/27/17 10:03 2 pgs
Fees:13.00 Taxes:958.30

20170227-0019126

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $259,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 23rd DAY OF FEBRUARY, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires September 18, 2017

THIS INSTRUMENT PREPARED BY
Vanderpool & Pearman, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 17-8785 CROSS JV CB

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Justin L. Cross and Keri L. Cross	New Owner	141-05-0A-108.00 CO
664 WOLFEBORO LANE		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

JAMES JOSEPH LESKODY AND WIFE CATHERINE LESKODY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JUSTIN L. CROSS AND KERI L. CROSS, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, TN being Lot No.108 on the Plan of Avondale Park, Phase 1, Section 2 of record in Instrument No. 20081218-0121117, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to James Joseph Leskody, unmarried by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, recorded on the 10th day of September, 2010 in Instrument No. 20100910-0072066, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of AVONDALE PARK, PHASE 1, SECTION 2, as recorded in Instrument No.20081218-0121117, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20081203-0117452; 20090331-0028791 and 20101223-0102254, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Charter of Avondale Park Homeowners Association, Inc. recorded at Instrument No. 20081203-0117350.

f. Easement for Access, recorded in Instrument No. 20041207-0145662.

g. Easement for Transmission Line, recorded in Instrument No. 20060110-0003857.

h. Easement for Harpeth Valley Utility District, recorded in Instrument Nos. 20040204-0013639; 20040204-0013640; 20040204-0013641 and 20080818-0084836.

i. Easement for Landscape, recorded in Instrument No. 20090414-0033629.

j. Easement recorded in Book 5738, Page 819 and Partial Abandonment recorded at Instrument No. 20080826-0087638.

k. Easement for the flow of the waters of the Big Harpeth River, and the rights of the public therein.

l. Rights of upper and lower riparian owners to the flow of the waters of the Big Harpeth River, free from diminution or pollution.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

m. Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the Big Harpeth River.

n. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060512-0055867.

o. A portion of the over all property is within the 100-year flood plain as shown on the overall boundary layout of Ragan-Smith-Murphy & Associates, Inc., dated March 30, 1988 (not a field survey).

p. Easement for Right-of-way, recorded in Book 787, Page 7.

q. Easement for Grant of Transmission Line, recorded in Book 4193, Page 903.

r. Easement for Water Line, recorded in Book 5738, Page 832.

s. Easement for Sewer Line, recorded in Book 7601, Page 400.

t. Easement for water main across the Dower Trace, a part of the property, from the 38.71 acre tract conveyed, recorded in Book 1237, Page 674 from Davidson County to the Big Harpeth River and prilege of building a pump house and drainage across the Dower Tract (see deed recorded in Book 840, Page 540).

u. Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20071002-0117293.

v. Deed to United States of America/Tennessee Valley Authority recorded in Book 4118, Page 694 and Book 4228, Page 635 and Order to Tennessee Valley Authority recorded in Book 4273, Page 280.

w. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

x. Property taxes for the current year.

This is improved property known as 664 WOLFEBORO LANE, Nashville, TN 37221

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 our hand on the 23rd day of February, 2017.

James Joseph Leskody

Catherine Leskody

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, JAMES JOSEPH LESKODY AND CATHERINE LESKODY, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 23rd day of February, 2017.

Notary Public

My Commission Expires: _____

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 03-15-2020