WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of June, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/17/2018
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Clarksville, 123 - A Center Pointe Drive, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Ryan Parr	Ryan Parr	061 07 0 084.00
(NAME)	(NAME)	
1011 Dover Rd	1011 Dover Rd	
(ADDRESS)	(ADDRESS)	
Clarksville, TN 37042	Clarksville, TN 37042	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Fifty Thousand And No/100 Dollars ($150,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Connie R. Cross, an unmarried woman, f/k/a Connie C. Crowe**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ryan Parr, a married man**, 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:

Being Lot No. 27 on the plan of King's Subdivision, Section 1, as of record in Book 1130, Page 94, Register's Office for Davidson County, Tennessee.

Said Lot No. 27 fronts 70 feet on the southerly side of Richmond Drive and runs back between parallel lines 245 feet to a dead line.

Being the same property conveyed to Connie C. Crowe, unmarried by Warranty Deed from Jere Park Pope, Sr., Personal Representative, under the Will of Lucille Park Pope, Deceased dated June 15, 1999 and recorded June 16, 1999 in Book 11530, Page 631, in said Register's Office for Davidson County, Tennessee. Connie C. Crowe is now known as Connie R. Cross and also known as Constance R. Cross.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: CLA-173571FC

BILL GARRETT, Davidson County
Trans:T20170048779 DEEDWARR
Recvd: 06/08/17 09:41 2 pgs
Fees:13.00 Taxes:555.00

20170608-0057402

unimproved ☐

This is improved ☒ property, known as 1108 Richmond Drive, Nashville, TN 37216

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, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 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 hands this 7th day of June, 2017.

Connie R. Cross

Connie R. Cross

STATE OF TENNESSEE

COUNTY OF Davidson

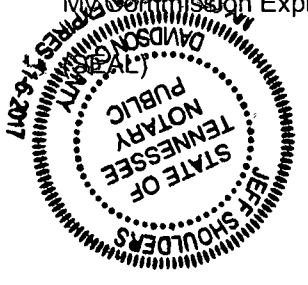
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Connie R. Cross, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of June, 2017.

Jeff Shoulders

Notary Public

My Commission Expires: 11-6-17



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