

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $140,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 7th day of July, 2017.

NOTARY PUBLIC

My commission expires: 3-27-18

BILL GARRETT, Davidson County
Trans:T20170059185 DEEDWARR
Recvd: 07/11/17 11:01 2 pgs
Fees:13.00 Taxes:519.85
20170711-0069618

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Diandra M. Cross	Everett Financial, Inc. dba	163-04-0A-515.00 CO
(NAME)	(NAME)	
3001 Hamilton Church Road #515	14801 Quorum Drive, Ste. 300	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Dallas, TX 75254	

Warranty Deed

For and in Consideration of the sum of $140,500.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Johnny M. Brown, a single man,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Diandra M. Cross , unmarried woman**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 515, as shown on the map entitled Hamilton Crossings Townhomes, a Planned Unit Development, of record as Instrument No. 20040212-0016945, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JOHNNY M. BROWN, by deed from R.J. YORK HOMES, LLC, of record in Instrument No. 20050607-064990, dated May 26, 2005, said Register's Office.

This property is __unimproved _X_improved property known as: 3001 Hamilton Church Road #515, Antioch, TN 37013.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office

of the Register of Deeds where the real property is situated.

Witness our hands this 7th day of July, 2017.

Johnny M. Brown

STATE OF TENNESSEE
COUNTY OF WILSON

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

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

Notary Public
My Commission Expires: 2/1/2019

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122