ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|**$202,000.00**
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st day of July, 2017.

|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 7-2-18
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Corey L. Garcia and Andrea D. Garcia 1605 Berrywood Way Nashville, TN 37207	Franklin American 6100 Tower Cr., Ste. 600 Franklin, TN 37067	050.03-0B-206.00 CO

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 acknowledged, we,

Corey M. Cross and wife, Leah D. Cross

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Corey L. Garcia and Andrea D. Garcia, 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, Tennessee, being Lot No. 119, Phase 1-B Mulberry Downs, as shown on plat of record in Plat Book 7900, Page 818, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Corey M. Cross and wife, Leah D. Cross by deed from James K. Bailey, III and wife, Shemika Bailey dated May 9, 2012 of record in Instrument Number 20120515-0041725, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 7900, Page 818; amending Book 7900, Page 740, Register's Office for Davidson County, Tennessee.
3) Property is subject to Declaration of Covenants, Conditions, and Restrictions contained in Book 8053, Page 316, Register's Office for Davidson County, Tennessee.
4) Property is subject to By-laws of record in Book 8053, Page 316; as amended in Book 9892, Page 939, said Register's Office.
5) Property is subject to HOA charter of record in Book 8164, Page 37, said Register's Office.
6) Property is subject to Encroachment of concrete drive on utility and drainage easement per survey dated May 25, 1995 of record in Instrument Number 20120515-0041725, said Register's Office.
7) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **1605 Berrywood Way, Nashville, TN 37207**
(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 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, 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 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.

BILL GARRETT, Davidson County
Trans:T20170065852 DEEDWARR
Recvd: 08/01/17 10:53 2 pgs
Fees:13.00 Taxes:747.40
20170801-0077905

Witness our hand(s) this 31st day of July, 2017.

Corey M. Cross

Corey M. Cross

Leah D. Cross

Leah D. Cross

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Corey M. Cross and Leah D. Cross, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2017.

Susan Frensley Newton

NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076