WARRANTY DEED

Bill Garrett
Batch# 22536
11/06/2017 01:57:10 PM
Fees: $13.00 Taxes: $647.50

Davidson County
DEEDWARR
2 pgs

20171106-0113903

MARILYN C. NEWMAN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Carolyn E. Cantrell
Affiant

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

Marilyn C. Newman
Notary Public

MY COMMISSION EXPIRES: 5-17-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jackie G. Wilson	Mortgage Investors Group	
(NAME)	(NAME)	
504 Knapp Farm Drive	8320 E Walker Springs Ln, Ste 200	064-12-0A-504.00
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Knoxville, TN 37923	
(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 considerations, the receipt of which is hereby acknowledged, we, **Pearl G. Cross, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jackie G. Wilson, an unmarried woman and Carolyn E. Cantrell, an unmarried woman**, hereinafter called the GRANTEE(S), 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 Unit No. 504, as shown on the plan of Fox Run, Second Revision - Part of Sec. 2, and First Revision - Part of Sec. 1, a Horizontal Property Regime, as shown on plat appearing of record in Book 6250, Page 118, and established by the Master Deed of record in Book 5535, Page 713, as corrected by Corrected Master Deed and By-Laws in Book 5895, Page 516, in Book 5936, Page 301, and amendments of Master Deed of record in Book 6370, Page 817, and Book 8510, Page 95, and amendments to By-Laws of record in Book 5548, Page 852, Book 5564, Page 582, Book 5896, Page 1, Book 8510, Page 100 and in Instrument 201206200053936, in the Register's Office for said County, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the ByLaws of the Association of Owners.

The said James E. Cross died on 01/06/2012, leaving the said Pearl G. Cross the sole surviving tenant by the entirety.

Being the same property conveyed to James E. Cross and Pearl G. Cross, husband and wife by Warranty Deed from Polly C. White, a widow, dated 07/31/2001, recorded 8/9/2001, of record in Instrument No. 20010809-0085863, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Book 6250, Page 118, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 5535, Page 713, Deed of Correction of record in Book 5895, Page 516, Second Deed of Correction of record in Book 5936, Page 301, Deed of Amendment of record in Book 6370, Page 817, Amendment to Master Deed Fox Run Section Two of record in Book 8510, Page 95, Amendment to By-Laws of record in Book 5896, Page 1, Book 8510, Page 100,

Book 5548, Page 852 and Book 5564, Page 582, Amended and Restated Bylaws of record in Instrument No. 20120620-0053936, in the Register's Office for Davidson County, Tennessee. Charter of Fox Run Condominium Homeowners' Association of record in Book 5208, Page 188, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 504 Knapp Farm Drive, Hermitage, TN 37076

(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 GRANTEE(S), 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), 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 hand this 31st day of October, 2017.

Pearl G. Cross

State of Tennessee
County of Wilson

Personally appeared before me Pearl G. Cross, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of October, 2017.

Notary Public
My Commission Expires: 5-17-21

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122