WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $492,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 5, 2020

W-BR-17-1814

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John R. Cordaro	**People's Home Equity, Inc.**	
(NAME)	(NAME)	**94-2-103.00**
P.O. Box 60010	**5205 Maryland Way, Suite 100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Brentwood, TN 37027**	
(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 consideration, the receipt of which is hereby acknowledged, **HARRISON H. CROSS AND KATHRYN CROSS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN R. CORDARO, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 238 on the Plan of Edgefield Land Company's First Subdivision, of record in Plat Book 57, Page 130, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Harrison H. Cross, unmarried, and Kathryn Gerding, unmarried, by Warranty Deed from Christian Pressley, unmarried, recorded February 16, 2016 in Instrument No. 20160216-0014220, Register's Office for Davidson County, Tennessee.

The said Kathryn Gerding has since married Harrison H. Cross and as such is now known as Kathryn Cross.

This conveyance is subject to:
- Plan of record in Plat Book 57, Page 130, Register's Office for Davidson County, Tennessee.
- 2018 taxes and subsequent years
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1814 Long Avenue, Nashville, Tennessee 37206**.

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), their heirs and 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), 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
Batch# 25703 **DEEDWARR**
11/15/2017 09:48:42 AM 2 pgs
Fees: $13.00 Taxes: $1,820.40

20171115-0117251

Witness my/our hand(s) this the 10th DAY OF NOVEMBER, 2017.

Harrison H. Cross by Laura Mitchell, Attorney-in-fact
Harrison H. Cross
by Laura Mitchell as Attorney in Fact

Kathryn Cross by Laura Mitchell, Attorney-in-fact
Kathryn Cross
by Laura Mitchell as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of HARRISON H. CROSS AND KATHRYN CROSS, and who acknowledged he/she/they executed the same as the free act and deed of the said HARRISON H. CROSS AND KATHRYN CROSS.

Witness my hand and official seal, this the 10th of November, 2017.

Notary Public
My Commission Expires: 7/5/21
(SEAL)

MISTY M. NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212