Bill Garrett Davidson County
Batch# 34221 DEEDWARR
12/06/2017 02:35:09 PM 2 pgs
Fees: $13.00 Taxes: $852.56
20171206-0124636

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater is $230,412.00.

Affiant

Subscribed and sworn before me this the 30th day of November, 2017.

Notary Public
My commission expires: 10/6/2021

FRANK W. ROBERTS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Angela N Cross 9038 Rigden Mill Drive Nashville, TN 37211	New Owner	173-09-0A 532.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CASEY DUKE, SINGLE WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ANGELA N. CROSS, UNMARRIED, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 429 on the plan of Lenox Village, Phase Seven, of record in Instrument No. 20051028-0130418, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for more complete and accurate description.

Being the same property conveyed to Casey Duke, single woman, by deed from Katie L. Burell, unmarried, dated 02/28/2014, of record in Instrument No. 20140307-0019506, said Register's Office.

Being also known as 9038 Rigden Mill Drive, Nashville, Tennessee 37211.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 9038 Rigden Mill Drive, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

CAD

Witness my hand this the 30th day of November, 2017.

Casey Duke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Casey Duke, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of November, 2017.

My commission expires:

6/7/21

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY