WARRANTY DEED

Bill Garrett Davidson County
Batch# 39402 DEEDWARR
12/19/2017 10:53:30 AM 3 pgs
Fees: $18.00 Taxes: $172.05
20171219-0129124

STATE OF TENNESSEE
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $46,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of December, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-24-20 (AFFIX SEAL)

FRANKIE A. MATTHEWS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Wayland Cross	New Owner	
(NAME)	(NAME)	
1213 Apache Lane		
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Elizabeth Lovell Freeman and Bryant Waymon Freeman, wife and husband, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Wayland Cross and Jana M. Cross, 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:

BEING Lot No. 1, on the Plan of Joe Gary Allison Property, of record in Plat Book 6200, Page 305, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being part of the same property conveyed to Elizabeth Lovell Freeman and Bryant Waymon Freeman, wife and husband by deed from Stacy Lovell of record in Instrument 20170208-0013335, Register's Office, Davidson County, Tennessee.

This is part of the same description as in previous deed of record.

Subject to any and all matters and notes on plat of record in Plat Book 6200, Page 305, Register's Office, Davidson County, Tennessee.

The conveyance is subject to Dedication of Easement for Ingress and Egress and Private Utilities of record in Instrument 20010508-0047828, said Register's Office.

This conveyance is subject to Easement in Warranty Deed of record in Book 7564, Page 207 as amended in Book 7801, Page 782, said Register's Office.

This conveyance is subject to Easement and Maintenance Agreement of record in Instrument 20170424-0039652, said Register's Office.

unimproved ☑

This is improved ☐ property, known as 6023 Lickton Pike, Goodlettsville, TN 37072
(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.

Witness our hands this 12th day of December, 2017.

Elizabeth Lovell Freeman

Bryant Waymon Freeman

STATE OF TENNESSEE

COUNTY OF Robertson

On this 12th day of December, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Elizabeth Lovell Freeman and Bryant Waymon Freeman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

3-24-20

Notary Public

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

201712190129124

True Copy Certification

I, Pam S. Atchley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Robertson

Personally appeared before me, Frankie A. Matthews a notary public for this county and state, Pam S Atchley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 3-24-20

Notary' Seal (if on paper)