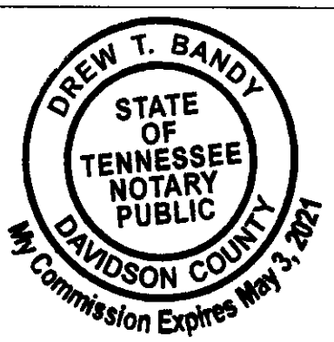
Bill Garrett Davidson County
Batch# 95055 DEEDWARR
05/21/2018 03:50:10 PM 2 pgs
Fees: $13.00 Taxes: $700.04
20180521-0048647

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $189,200.00

Affiant

Subscribed and sworn to before me, this the 16th day of May, 2018.

Notary Public

My commission expires: 5/3/21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Eric Stroud Mary Stroud	Pinnace Bank	
6704 Cold Stream Drive	150 3rd Ave. S., Suite 900	04112009100
Nashville, TN 37221	Nashville, TN 37201	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **COVENANT OF THE CROSS**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERIC STROUD AND MARY STROUD, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 7 on the Map of Locust Hill Plan, not of record, a Re-Subdivision of Part of Lot No. 1 of Gleaves Land, of record in Book 42, Page 643, Register's Office for Davidson County, Tennessee, as follows:

Beginning at a point in the southerly margin of Old Hickory Boulevard, Halls Lane Section, said point being 700 feet east of the easterly margin of Dickerson Pike, at the corner of Lots 6 and 7; thence with the line between said lots, 364.6 feet to the south corner of Lots 6 and 7; thence South 79 deg. 45' East 100 feet to the common corner of Lots 7 and 8; thence with the line between lots 7 and 8, northerly 364.6 feet to the southerly margin of Old Hickory Boulevard; thence with the margin of same, westerly 100 feet to the beginning.

Being the same property conveyed to Covenant of the Cross by Warranty deed from Jess D. Hill, unmarried of record in Instrument No. 20060404-0037893 Register's Office for Davidson County, Tennessee, dated March 27, 2006 and recorded on April 4, 2006.
This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 917 West Old Hickory Boulevard, Madison, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of May, 2018.

Covenant of The Cross

Patrick Molloy, Moderator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Patrick Molloy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Moderator of the Board of Trustees of Covenant of the Cross, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 16th day of May, 2018.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021