Bill Garrett Davidson County
Batch# 96035 DEEDWARR
05/23/2018 01:41:46 PM 2 pgs
Fees: $13.00 Taxes: $703.00
20180523-0049472

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
18-0940

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of May, 2018

MICHELLE LEE PEPPER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
Commission Expires: May 22, 2019

Address of New Owner	Send Tax Bills To:	Map & Parcel
Property Sisters LLC 810 Richardson Ave Nashville, TN 37207	New Owner	082-04-0-080.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Patricia Cross, unmarried AKA Mary Patricia Cross, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

The Property Sisters LLC

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:

Land in Davidson County, Tennessee, being the East 55 feet of Lot Nos. 364 through 368, inclusive, on the Plan of Oakwood Park of record in Plat Book 421, Page 12, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said parts of said lots front 55 feet on the South side of Richardson Avenue or Street, and run back between parallel lines 154 feet, along the West line of North Ninth Street, now Montgomery Avenue to a dead line.

Being the same property conveyed to Raymond Cross, Jr. and wife, Patricia Cross by Warranty Deed from Estella M. Horne, unmarried of record in Book 3459, Page 323, Register's Office for Davidson County, Tennessee, dated October 25, 1962 and recorded on October 26, 1962. Raymond Cross Jr. having since died on 12/12/14, leaving Patricia Cross as sole tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 810 Richardson Ave, Nashville, TN 37207.

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

Dated this the 18th day of May, 2018.

Patricia Cross by Terrance Ray Cross, attorney in fact
Patricia Cross by Terrance Ray Cross, as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public, **Terrance Ray Cross,** to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **Patricia Cross** and acknowledged that she executed the same as the free act and deed of the said **Patricia Cross,** pursuant to the General Power of Attorney recorded in Instrument No. 20180518-0047689, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 11 day of May, 2018.

Notary Public

My Commission Expires: 9-10-18

(Notary Seal)

