PREPARED BY (AND RETURN TO):

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Bill Garrett Davidson County
Batch# 123358 DEEDWARR
08/01/2018 11:13:30 AM 2 pgs
Fees: $13.00 Taxes: $1,400.45
20180801-0075088

W & I Ref: (RE) Title No.: 60008
Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Scott Cross<br>Melissa Cross<br>7120 River Park Court<br>Nashville, TN 37221 | Highlands Residential<br>12001 N. Central Expressway<br>Ste 750<br>Dallas, TX 75243 |

**TAX MAP PARCEL NUMBERS:** 155030B05300CO

## *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$378,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Frank S. Melton, as surviving tenant by the entirety,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Scott Cross and Melissa Cross,** husband & wife, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Addition to River Park Estates of record in Book 6900, page 240, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Frank S. Melton and wife, Frances R. Melton by Warranty Deed from Beginnings, Inc., a Tennessee Corporation, dated July 22, 1988 and recorded on August 4, 1988 of record in Book 7618, page 678, Register's Office for Davidson County, Tennessee. The said Frances R. Melton has since died.

Donna Jo Melton, spouse of Frank S. Melton joins in this conveyance solely to convey any and all marital interest she may have in the above-described property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2018, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, page 240, said Register's Office, which Plan shows a 20 foot minimum building setback line from River Park Court and the rear line, and a 10 foot easement for public utility and drainage purposes along the southeasterly portion of said lot, expanding along the northeasterly portion of said lot, becoming 10 feet on the northerly line.
And a 2.5 x 25 foot utility anchor easement located on the southwesterly front corner of said lot.
And a 20 foot easement for sewer running east to west along the center portion of said lot.
The Declaration of Covenants, Conditions and Restrictions of record in Book 6672, page 660, Book 6980, page 375, Book 6980, page 377, and Book 7155, page 844, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

**This is improved property, known as 7120 River Park Court, Nashville, TN 37221**

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 31st day of July, 2018.

Frank S. Melton

**Frank S. Melton**

Donna Jo Melton

**Donna Jo Melton**

**State of** Tennessee

**County of** Davidson

On this 31st day of July, 2018, before me the undersigned authority, personally appeared Frank S. Melton and Donna Jo Melton, to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

**State of** Tennessee

**County of** Davidson

**AFFIDAVIT**

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $378,500.00.

Affiant

Sworn and subscribed before me this 31st day of July, 2018.

Notary

My Commission Expires: 7/22/2022

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

**True Copy Certification**

I, Penny Y. Ray, 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 Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/6/17
Notary' Seal (if on paper)

PATRICIA HAGGARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03/06/2019