WARRANTY DEED

Bill Garrett Davidson County
Batch# 126073 DEEDWARR
08/07/2018 11:20:26 AM 2 pgs
Fees: $13.00 Taxes: $691.90

20180807-0077572

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th day of August, 2018.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JEFFREY M. GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Robert A. Cross and Jamie S. Cross	Robert A. Cross and Jamie S. Cross	122 01 0A 430.00
(NAME)	(NAME)	
252 Buck Run Drive	437 Muddy Creek Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Blountville, TN 37617	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Eighty-Seven Thousand And No/100 Dollars ($187,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Stephenie R. King, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Robert A. Cross and Jamie S. 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:

Land in Davidson County, Tennessee, being Unit No. 19 in Woodland Point, Phase X, a private element horizontal property regime (being the townhome area at Woodland Point), located on Buck Run Drive, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions, and Restrictions for Woodland Point Townhomes, a horizontal property regime with private elements of record as Instrument No. 20001011-0101044, Register's Office for Davidson County, Tennessee (the "Original Declaration"), amended by First Supplementary Declaration of Covenants, Conditions, and Restrictions for Woodland Point Townhomes, of record as Instrument No. 20020725-0089575, said Register's Office (the "First Supplement"), further amended by Second Supplementary Declaration of Covenants, Conditions, and Restrictions for Woodland Point Townhomes, of record as Instrument No. 20020904-0107261, said Register's Office (the "Second Supplement", The First Supplement, Second Supplement, and the Original Declaration being collectively referred to as the "Declaration"), which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of Woodland Point, Phase X, a private element horizontal property regime, contained in the said Declaration. The plan filed as exhibit "C" to said Second Supplement appearing at page 4 thereof, and bylaws appended thereto as exhibit "B" appearing at page 32 of the Original Declaration, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

File Number: GRN-186043SSO

Being the same property conveyed to Stephenie R. King, an unmarried woman by Warranty Deed from Capital Journey, LLC dated January 22, 2016 and recorded January 28, 2016 as Instrument No. 201601280008192, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 252 Buck Run Drive, Nashville, TN 37214

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, has 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 6th day of August, 2018

Stephenie R. King
Stephenie R. King

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Stephenie R. King, an unmarried woman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of August, 2018.

Cheryl M Rodgers
Notary Public

My Commission Expires: 12-22-19

(SEAL)

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

File Number: GRN-186043SSO