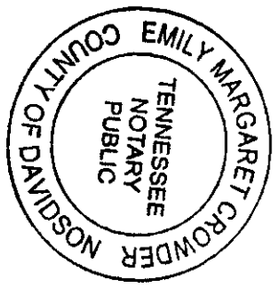
WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th day of July, 2018. Notary Public MY COMMISSION EXPIRES: 5/15/2020 (AFFIX SEAL)



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).
Jeffrey R. Hearington and Joanna G. Hearington	New Owner	105 10 0 027.00
(NAME) 1812 Beech Avenue	(NAME) 1812 Beech Ave.	
(ADDRESS) Nashville, TN 37203	(ADDRESS) Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Twenty-Five Thousand And No/100 Dollars ($425,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Willie Porter Cross, Jr., a married man and Annie Mae Sneed, an unmarried woman and Madeline Cross, an unmarried woman and Josephine Dunn, an unmarried woman and Paul Cross, a married man and Beatrice Butler, an unmarried woman and Angelo Cross, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jeffrey R. Hearington and Joanna G. Hearington, 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 the northerly 50 feet of the southerly 100 feet of Lot No. 5 on the map of Waverly Place, as of record in Book 57, Page 95, Register's Office for said County.

Said Part of said Lot No. 5 of fronts 50 feet on the easterly side of Beech Avenue and extends back between lines, 183 feet, more or less, on the northerly line and 181 feet, more or less, on the southerly line, to an alley in the rear, measuring 50 feet thereon.

Being the same property conveyed to Willie Porter Cross, Jr., Annie Mae Sneed, Beatrice Butler, Josephine Dunn, Madeline Cross, Angelo Cross and Paul Cross as Tenants in common by Quit Claim Deed from Grace Cross dated October 21, 1986 and recorded October 23, 1986 in Book 7017, Page 37, in said Register's Office for Davidson County, Tennessee.

Subject property was never used as the principal residence of the spouses of any of the sellers.

File Number: GRN-185007SSO

Bill Garrett Davidson County
Batch# 129166 **DEEDWARR**
08/15/2018 11:03:27 AM 4 pgs
Fees: $23.00 Taxes: $1,572.50



20180815-0080715

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 1812 Beech Avenue, Nashville, TN 37203

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 11 day of July, 2018.

Willie Porter Cross, Jr.

Annie Mae Sneed by Tera Sneed, her attorney in fact

Madeline Cross

Josephine Dunn

Paul Cross

Beatrice Butler by Hillary Monroe Smith, her attorney in fact

Angelo Cross by Sheena Cross, his attorney in fact

File Number: GRN-185007SSO

STATE OF Tennessee

County OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid personally appeared Tera Sneed, 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, and further acknowledged that she executed the foregoing instrument on behalf of Annie Mae Sneed, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of her, for the purposes therein contained.

Witness my hand and official seal, this the 11th of July, 2018.

Notary Public

My Commission Expires: 3/8/2022

(SEAL)



STATE OF Tennessee

County OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid personally appeared Hillary Monroe Smith, 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, and further acknowledged that she executed the foregoing instrument on behalf of Beatrice Butler, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of her, for the purposes therein contained.

Witness my hand and official seal, this the 11th of July, 2018.

Notary Public

My Commission Expires: 3/8/2022

(SEAL)



File Number: GRN-185007SSO

STATE OF Tennessee

County OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid personally appeared Sheena Cross, 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, and further acknowledged that she executed the foregoing instrument on behalf of Angelo Cross, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of him, for the purposes therein contained.

Witness my hand and official seal, this the 11th of July, 2018.

Notary Public

My Commission Expires: 3/8/2022

(SEAL)



STATE OF Tennessee

County OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid , the within-named Willie Porter Cross, Jr, Madeline Cross, Josephine Dunn, and Paul Cross, whith whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of July, 2018.

Notary Public

My Commission Expires: 3/8/2022

(SEAL)



File Number: GRN-185007SSO