Karen Y Johnson Davidson County
Batch# 151041 DEEDWARR
10/12/2018 09:43:46 AM 2 pgs
Fees: $13.00 Taxes: $1,045.25

20181012-0101324

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$282,500.00.**

Affiant

Subscribed and sworn to before me, this the 11th day of OCTOBER, 2018.

Notary Public

My commission expires: _____
(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires August 30, 2021

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
TIMOTHY D. TUCKER, TRUSTEE AND REBECCA L. TUCKER, TRUSTEE	Timothy Tucker	**142-10-0B-014.00 CO**
427 Belle Pointe Drive	117 Nottingham Dr.	
Nashville, TN 37221	West Grove, PA 19390	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
AMY W. CROSSLAND AND HUSBAND, JOSHUA E. CROSSLAND

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TIMOTHY D. TUCKER, TRUSTEE AND REBECCA L. TUCKER, TRUSTEE OF THE TIMOTHY D. TUCKER LIVING TRUST U/A/D AUGUST 6, 2001

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot(s) 14, as shown on the map entitled Resubdivision Lot's 13, 14 & 15 Belle Pointe, Phase 1, of record in Plat Book 8250, page 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to AMY W. CROSSLAND AND HUSBAND, JOSHUA E. CROSSLAND, by deed from BRIJ M. GUPTA AND WIFE, NIRMAL GUPTA, MARRIED, of record in Instrument No. 20100330-0023581, dated March 26, 2010, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 427 Belle Pointe Drive, 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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300

Witness my/our hand(s) this 11th day of October, 2018.

Amy W. Crossland
AMY W. CROSSLAND

John E. Crossland
JOSHUA E. CROSSLAND

State of Tennessee)
County of Davidson)

On this 11th day of October, 2018, before me personally appeared, **AMY W. CROSSLAND AND HUSBAND, JOSHUA E. CROSSLAND** to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be their free act and deed.

My Commission Expires: 8.20.2019 _____
Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY