WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of October, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

Karen Y Johnson Davidson County
Batch# 151532 DEEDWARR
10/15/2018 03:09:14 PM 2 pgs
Fees: $13.00 Taxes: $1,147.00
20181015-0102105

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Michele Caruso 100 Carriage Court Brentwood, TN 37027	new owner	142-02-0-002

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Jennifer Cross, married, formerly known as Jennifer Costner, and James E. Costner, married, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Michele Caruso, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 1 on the Plan of Revision One, Phase Two, Section Five, Carriage Homes of Fredericksburg, Townhomes fo Fredericksburg, of record in Plat Book 9700, Page 578, as revised in Instrument No. 200008040077800, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Jennifer Costner and James E. Costner, as joint tenants with right of survivorship by Warranty Deed dated 04/09/2008 from Michael C. Payne and wife, Cynthia D. Payne of record in Instrument 200804170039041, Register's Office for Davidson County, Tennessee.

Joshua A. Cross joins in this conveyance for the purpose of conveying all right, title and interest he may have in and to the above described property as spouse of Jennifer Cross.

The herein named property is not now, nor has it ever been, the primary principal residence of Aida Costner, as spouse of James E. Costner.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 100 Carriage Court, Brentwood, TN 37027

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 8-VRES-18-100

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

J Cross
Jennifer Cross

Joshua A. Cross, By: J Cross, Attorney in fact
Joshua A. Cross, By: Jennifer Cross, Attorney-in-Fact

James E Costner
James E. Costner

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Jennifer Cross, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein contained.

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

Jennifer D Stacey
Notary Public

My Commission Expires: 10/3/21

JENNIFER D. STACEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared James E. Costner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein contained.

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

Jennifer D Stacey
Notary Public

My Commission Expires: 10/3/21

JENNIFER D. STACEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Jennifer Cross, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-Fact for Joshua A. Cross, the within named bargainor, and that she as such Attorney-in-Fact, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name, Joshua A. Cross, the bargainor, by the said, Jennifer Cross, Attorney-in-Fact.

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

Jennifer D Stacey
Notary Public

My Commission Expires: 10/3/21

JENNIFER D. STACEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY