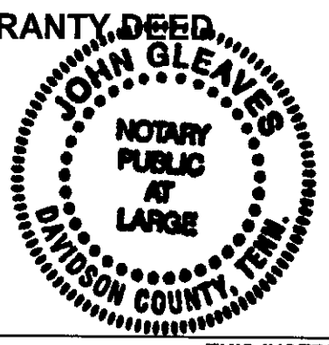
WARRANTY DEED



J-CP-18-4864-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jeffrey Cross and Anthony Cross	**New Owner**	
(NAME) **409 Randy Rd.**	Karen Y Johnson Davidson County Batch# 157472 **DEEDWARR** 11/07/2018 03:07:54 PM 2 pgs Fees: $13.00 Taxes: $222.00 20181107-0110488	**04800019900 AND 04800016400**
(ADDRESS) **Madison, TN 37115**		
(CITY) (STATE) (ZIP)	(CITY)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ZENIS CHILDRESS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEFFREY CROSS, UNMARRIED, AND ANTHONY CROSS, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

TRACT I: Land in Davidson County, Tennessee, described partly according to a survey made by Steve Draper, surveyor, dated July 9, 1966 as follows:

Beginning at a point on the southerly margin of McCool Road at the northwest corner of the property conveyed to Alyne R. Gundlach by deed from David C. Rutherford of record in Book 4519, page 382, Register's Office for said County; thence with Gundlach's western boundary line south 20 deg. east 790 feet to a point; thence south 62 deg. west 93 feet; thence south 52 deg. west 18 feet; thence north 20 deg. west 790 feet more or less to the southerly margin of said McCool Road; thence with the same north 57 deg. east 111 feet to the beginning, containing 2 acres more or less.

TRACT II: Land In Davidson County, Tennessee, described partly according to a survey made by Steven Draper, Surveyor, July 9, 1966 as follows:

Beginning at a point in the southerly margin of McCool Road, 280 feet easterly from the northeast corner of the property conveyed to Gilbert R. Lewis and wife, by deed from David C. Rutherford, et ux of record in Book 4332, Page 810, Register's Office for Davidson County, Tennessee; thence with the southerly margin of said McCool Road eastwardly 169 feet more or less to the northwest corner of the property conveyed to Cyril G. Whiteside and wife; thence with Whiteside's western boundary line south 20 deg. east 419 feet more or less to the northerly margin of a proposed road; thence with the same south 54 deg. west 95.2 feet to the southeast corner of the property conveyed to Tony L. Barbee et ux by deed of record in Book 4742, page 48, said Register's Office; thence with Barbee's eastern boundary line northwardly 420 feet more or less to the beginning.

Tract No. 1 is conveyed subject to a 50-foot wide easement across therear one-half of Tract No.1 for roadway purposes as retained In deed of record In Book 4552, page 985, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Zenis Childress by Warranty deed from Wilma Lee Shaver of record in Instrument No. 20140121-0005156 Register's Office for Davidson County, Tennessee, dated January 13, 2014 and recorded on January 21, 2014.

This conveyance is subject to:
- Taxes for the year 2019, a lien due and payable, but not delinquent.
- Subject to a 50 Wide Easement across the rear one-half of Tract No. 1 for roadway purposes as retained in Book 4552, Page 985.
- Subject to the flow of any creeks, streams, or branches across subject property.

- ROW of McCool Road.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4864 & 4870 McCool Rd., Nashville, Tennessee 37218**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 5th DAY OF NOVEMBER, 2018.

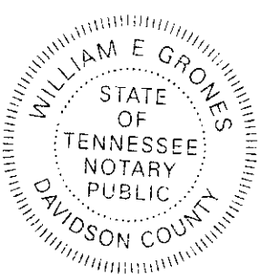
Zenis Childress

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ZENIS CHILDRESS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of November, 2018.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212