Karen Y Johnson Davidson County
Batch# 180055 DEEDWARR
01/03/2019 10:21:28 AM 2 pgs
Fees: $13.00 Taxes: $1,720.50

20190103-0000638

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $465,000.00

Affiant

Subscribed and sworn to before me, this the 27th day of December, 2018.

Notary Public

My commission expires: 3/23/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
451 N. Thompson Lane, Suite D
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Natasha Eldridge	NEW OWNER	105-11-0D-005.00 CO
502 Southgate Ave, Apt 5	224 Call St Road	
Nashville, TN 37203	Lebanon, TN 37090	

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, I/WE,

Audra D. Cross, unmarried

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

Natasha Eldridge, unmarried

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. 5, Southgate Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for 502 Southgate Townhomes, of record in Instrument No. 20131218-0127998, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Audra D. Cross, unmarried, by Quitclaim Deed from Kenny D. Cross, unmarried, dated 12/15/15 and recorded 3/28/16 in Instrument No. 20160328-0028408; and being the same property previously conveyed to Audra D. Cross, a married woman, by Warranty Deed from Ewing Holdings, LLC, a Tennessee limited liability company, dated 6/15/15 and recorded 6/18/15 in Instrument No. 20150618-0058128, Register's Office for Davidson County, Tennessee.

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 (__X__) Unimproved (____) property known as: 502 Southgate Ave, Apt 5, 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 Grantee(s), her heirs and assigns, forever; and Grantor(s) does covenant with said Grantee(s) that Grantor(s) 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee(s), her heirs and assigns, against the lawful claims of all persons whomsoever.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 5-HP-18-502

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 27th day of December, 2018.

Audra D. Cross

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Audra D. Cross, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of December, 2018.

Notary Public

My Commission Expires: 3/23/21

