WARRANTY DEED

Karen Johnson Davidson County
Batch# 245870 DEEDWARR
06/20/2019 08:34:30 AM 3 pgs
Fees: $18.00 Taxes: $758.50
20190620-0059332

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 9.16.2020

(AFFIX SEAL)

LISSA GROOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cynthia Cross	Quicken Loans Inc	
(NAME)	(NAME)	
630 Weatherbeaten Place	1050 Woodward Ave	064120A63000CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Detroit, MI 48226-1906	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, **I Suzanne H. Visitacion, Trustee of the Irrevocable Trust of Pete James Harper, dated January 4, 2019**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Cynthia Cross and Doit Cross, wife and husband**, hereinafter called the GRANTEE(S), their 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. 630 on the Plan of Fox Run Condominiums, Second Revision-Part of Sec. 2 and First Revision-Part of Sec. 1, of record in Plat Book 6250, Page 118, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description, together with the appurtenant interest in the common elements of Fox Run Condominiums, a horizontal property regime established by Master Deed of record in Book 5535, page 713 as amended in Book 5895, page 516, Book 5936, page 301, Book 6370, page 817, Book 8510, page 92 and Book 8510, page 95, said Register's Office.

Being the same property conveyed to Suzanne H. Visitacion, Trustee of the Irrevocable Trust of Pete James Harper, dated January 4, 2019 by Quitclaim Deed from Pete James Harper (unmarried), dated January 04, 2019 and recorded January 09, 2019 of record in Deed Instrument No. 20190109-0002266, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 6250, Page 118, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, restrictions and easements, if any, recorded as Book 5535, Page 713, and Correction of Master Deed recorded as Book 5895, Page 516, Second Correction of Master Deed recorded as Book 5936, Page 301, Amendment to Bylaws recorded as Book 5548, Page 852, Amendment recorded as Book 5564, Page 582, Amendment recorded as Book 5896, Page 1, Deed of Amendment recorded as Book 6370, Page 817, Amendment recorded as Book 8510, Page 95, Amendment recorded as Book 8510, Page 100, Register's Office for Davidson County, Tennessee. Amended and Restated Bylaws of Fox Run Condominium recorded as Instrument No.20181009010048, Register's Office for Davidson County, Tennessee. Amended and Restated Bylaws of Fox Run Condominium recorded as Instrument No.20120620-0053936, Register's Office for Davidson County, Tennessee. Charter of Fox Run Condominium Homeowners' Association recorded as Book

5208, Page 188, Register's Office for Davidson County, Tennessee. Abstract of Trust recorded as Instrument No. 20190109-0002265, Register's Office for Davidson
County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 630 Weatherbeaten Place, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 14th day of June, 2019.

Irrevocable Trust of Pete James Harper dated January 4, 2019

By: Suzanne H. Visitacion Trustee Date: 6-19-19

Suzanne H. Visitacion, Trustee

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Suzanne H. Visitation with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved herself to be the Trustee of Suzanne H. Visitacion, Trustee of the Irrevocable Trust of Pete James Harper, dated January 4, 2019, the bargainor, and who, being authorized to do so, acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 14th day of June, 2019.

Notary Public:
My Commission Expires: 5-17-21

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

TRUE COPY CERTIFICATON

I, Jill Simmons, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jill Simmons the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of April, 2019.

Notary Public

My Commission Expires: 9.16.2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY