Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

NEW OWNER:
Cale Robert Hayes
9038 Rigden Mill Drive
Nashville, TN 37211

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 19-425

MAP & PARCEL
173-09-0A-532.00-CO

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 295442 **DEEDWARR**
10/03/2019 11:12:33 AM 3 pgs
Fees: $18.00 Taxes: $925.00

20191003-0101214

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS ($250,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Angela N. Cross, unmarried** ("Grantors") has this day bargained and sold and by these presents does hereby transfer and convey unto **Cale Robert Hayes, unmarried** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 429 on the Plan of Phase Seven, Lenox Village of record in Plat at Instrument No. 20051028-0130418, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Angela N. Cross, unmarried by Warranty Deed from Casey Duke, single woman of record in Instrument No. 20171206-0124636 Register's Office for Davidson County, Tennessee, dated November 30, 2017 and recorded on December 06, 2017.

Being also known as 9038 Rigden Mill Drive, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 27 day of **September, 2019**.

Angela N. Cross

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Angela Cross, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27 day of **September, 2019**.

NOTARY PUBLIC

My commission expires: 10-26-21

HUNTER B. THRASHER STATE OF TENNESSEE WILSON COUNTY

HUNTER B. THRASHER NOTARY PUBLIC WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **250,000.00**.

AFFIANT

Sworn to and subscribed to before me this 30th day of **September, 2019**.

NOTARY PUBLIC

My commission expires: _____

SHIRA KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021