WARRANTY DEED

Karen Johnson Davidson County
Batch# 340410 DEEDWARR
01/08/2020 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,261.70
20200108-0002821



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $341,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 10/2/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 19-1072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Trenesa Harper, a married woman	New Owner	Map: 064080A03500
(NAME) 1208 Misty Glen Ct	(NAME)	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED FORTY-ONE THOUSAND AND NO/100 DOLLARS ($341,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JAMES E. CROSS AND SHIRLEY A. CROSS, HUSBAND AND WIFE,

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

TRENESA HARPER, A MARRIED WOMAN,

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 Lot No. 114 on the Plan of Section One, Merritt Downs of record in Instrument No: 20010523-0053201, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James E. Cross and Shirley A. Cross, husband and wife, by deed from Beazer Homes Corp. DBA Phillips Builders, a Tennessee Corporation, of record in Instrument No. 20020222-0023186, dated February 18, 2002, Register's Office for said County.

This conveyance is made subject to: (1) 2020 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 20010523-0053201, said Register's Office.

The signature of James E. Cross and Shirley A. Cross is signed by their duly appointed Attorney-in-Fact, by Troy L. Charlton, as Attorney in Fact, pursuant to the Power of Attorney of record in Instrument No._____202001080002820_____, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument No. 20010604-0057881, amended in Instrument No. 20010702-0069864, Instrument No. 20040716-0085315 and Instrument No. 20041123-0140102, Instrument No. 20010608-0060786, said Register's Office.

Quitclaim Deed of common areas to HOA of record in Instrument No. 20040716-0085316, in the Register's Office for Davidson County, Tennessee.

Charter for HOA of record in Instrument No. 20010608-0060785, amended in Instrument No. 20011127-0129417, in the Register's Office for Davidson County, Tennessee.

Easement to Cumberland Utility District of record in Book 4910, Page 838, in the Register's Office for Davidson County, Tennessee.

Ingress and Egress Easement of record in Book 5699, Page 537, in the Register's Office for Davidson County, Tennessee.

Drainage Easement of record in Book 8632, Page 146, in the Register's Office for Davidson County, Tennessee.

Sewer Easement of record in Instrument No. 200012080121300, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Instrument No. 20010119-0006024, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1208 Misty Glen Ct, Old Hickory, TN 37138
(House No.) (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 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.

Witness our hands this 6th day of January, 2020.

James E Cross by [signature] Attorney in fact
James E. Cross, by Troy L. Charlton, as Attorney in Fact.

Shirley A Cross by [signature] Attorney in fact
Shirley A. Cross, by Troy L. Charlton, as Attorney in Fact.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Troy L. Charlton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument on behalf of James E. Cross and Shirley A. Cross as their Attorney-in-Fact, as the free act and deed of the within named James E. Cross and Shirley A. Cross.

Witness my hand and official seal this 6th day of January, 2020.

My Commission Expires: 5/5/20

[signature]
Notary Public

PATRICIA NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I, **Jennifer Pennell**, 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 Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022