Karen Johnson Davidson County
Batch# 378693 DEEDWARR
03/27/2020 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20200327-0033375

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20202768 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$485,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 25th day of March, 2020. Notary Public My Commission Expires: 2-19-24 JESSICA F. MONTEITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 25 day of March, 2020, among:

CHARLES L. PRIEST AND JENNA S. PRIEST, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

RICHARD E. CROSS

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat of Minor Revision to Lot 1 & 2, Resubdivision of Part of Lot 7 on the Plan of C.C. Vernon's Farm, of record in Instrument No. 20080408-0035627, revising Instrument No. 20061201-0148683, 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 Kristen P. Gathany, unmarried by Warranty Deed from Stephen Goss and wife, Susan Goss and Jake Goss, an unmarried man, of record in Instrument No. 20150504-0040279, Register's Office for Davidson County, Tennessee, dated April 29, 2015 and recorded on May 04, 2015.

Being the same property conveyed to Charles L. Priest and Jenna S. Priest, husband and wife by Warranty deed from Kristen Paige Andrews, married, formerly known as Kristen P. Gathany of record in Instrument No. 20180319-0025498 Register's Office for Davidson County, Tennessee, dated March 01, 2018 and recorded on March 19, 2018. Being also known as 5706 Burgess Ave Nashville, Tennessee 37209.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Charles L. Priest

Jenna S. Priest

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Charles L. Priest and Jenna S. Priest**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of March, 2020.

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Notary Public
My Commission Expires:_____

Owner Name & Property Address:

Name: Richard Evan Cross
Address: 5706 Burgess Ave
City, State, Zip: Nashville, TN 37209

Responsible Party For Taxes:

Name: Richard Evan Cross
Address: 5706 Burgess Ave
City, State, Zip: Nashville, TN 37209

Tax ID: 103-02-0-249.00

True Copy Certification

I, Brooke Smithson, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Brooke Smithson
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Brooke Smithson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jamie Ivey
Notary's Signature

My Commission Expires: 01/24/2023

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY