Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV20-0347

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $835,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of June, 2020

Notary Public

Commission Expires: 3-6-2024

Karen Johnson Davidson County
Batch# 414684 DEEDWARR
06/15/2020 10:59:11 AM 3 pgs
Fees: $18.00 Taxes: $3,089.50
20200615-0060858

MARIA C MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Anthony Cross 411 East Old Hickory Boulevard Madison, TN 37115	745 Tahlena Ave Madison TN 37115	043-13-0-018.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

David Adcock

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Anthony S. Cross and Shaneka Cross, Husband and wife

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:

Parcel No. 3: Land in the 11th Civil District of Davidson County, Tennessee, described according to a survey made by H. Gee, April 2, 1960, as follows: Beginning on the northerly margin of Old Hickory Boulevard at the southwest corner of the property conveyed to Ewing E. Lannon and wife by deed from O.R. Jones and wife of record in Book 2646, page 547, said Register's Office, said point being also 250 feet west from the intersection of the northerly margin of Old Hickory Boulevard and westerly margin of Delaware Avenue: thence North 8 deg. 10 min. west 400 feet to the southerly margin of Burrwood Avenue (not opened); thence with the same South 82 deg. 40

min. West 50 feet; thence South 8 deg. 10 min. East 400.7 feet to the northerly margin of said Old Hickory Boulevard; thence with the same North 81 deg. 50 min. East 50 feet to the beginning.

Parcel No. 4: Land in the 11th Civil District of Davidson County, Tennessee, being part of Bixler Property, described as follows: Beginning at a point in the northerly margin of Old Hickory Boulevard at an iron pin that is 200 feet west of the northwest corner of Old Hickory Boulevard and Delaware Avenue; thence along said Boulevard South 85 deg. 35 min, West 50 feet to an iron pin; thence North 4 deg. 20 min. West 416 feet to an iron pin; thence North 85 deg, 35 min. East 50 feet to an iron pin; thence South 4 deg. 20 min. East 416 feet to the beginning.

Included in the above description of Parcels Nos. 3 and 4, but expressly excluded therefrom is that portion of said property condemned by the State of Tennessee by Judgment, a certified copy of which is of record in Book 4135, page 217, said Register's Office described as follows: Land in the Eleventh Civil District of Davidson County, Tennessee, beginning at a point in the southerly margin of a dedicated unimproved street, being Mrs. C. W. Swift's northwest corner; thence with Swift's Huffine and Martin's line, South 7 deg. 15 min. East 164 feet to a point in Martin's westerly line; thence North 86 deg. 00 min, west 102 feet more or less to Pearl Bently Myrick's Easterly boundary line; thence with Myrick's line, North 7 deg. 15 min, West 127 feet more or less to the southerly margin of said unimproved street; thence North 82 deg. 35 min. East 50 feet to a point; thence North 7 deg. 15 min. West 16 feet to a point; thence North 82 deg. 45 min East 50 feet to the point of beginning containing .43 acres, more or less.

Parcel No. 5: A tract of land in the 11th Civil District of Davidson County, Tennessee, and described according to a copy of a survey thereof made by J. Douglas Roach, Surveyor, October 22, 1947, as follows: Beginning at a point on the westerly margin of Delaware Avenue 200 feet north of the north margin of Old Hickory Boulevard; thence at right angles to Delaware Avenue westerly 200 feet; thence northerly parallel to the north margin of Delaware Avenue 75 feet; thence easterly 200 feet, more or less, to the westerly margin of Delaware Avenue; thence southerly along said Avenue around a slight curve 75 feet, more or less, to the point of beginning.

Included in the above description but expressly excluded therefrom is that portion of said property conveyed to the State of Tennessee by deed from William H. DeMars and wife, of record in Book 4063, page 52, said Register's Office, described as follows: Beginning at a point in William H. DeMars' northwest property corner, said point being also in C.H. Huffine's southwest property corner; thence running easterly 180 feet more or less along DeMar's northerly boundary line to a point; thence running southerly 55 feet, more or less, around a slight curve to the left which is on the west margin of Delaware Avenue; thence running northwest 182 feet more or less, to a point on DeMar's westerly boundary line; thence running North 10 deg 37 min. East 26 feet, more or less, along DeMars' westerly boundary line back to the point of beginning, containing 0.17 acres, more or less..

Being a portion of the same property conveyed to David Adcock by Warranty Deed from Thomas E. Stewart, Trustee, With Full Power To Sell, Transfer, Convey, Mortgage, Encumber, Lease Or Otherwise Dispose Of Without Joinder Of Beneficiary of record in Instrument No. 20020507-0055744 Register's Office for Davidson County, Tennessee, dated May 2, 2002 and recorded on May 7, 2002.

Being also known as 411 East Old Hickory Blvd Nashville, Tennessee 37115.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 411 East Old Hickory Boulevard, Madison, TN 37115

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 12th day of June, 2020.

David Adcock

David Adcock

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **David Adcock** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 12th day of June, 2020.

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Kim Gillespie

Notary Public
My Commission Expires: 9-22-2020