WARRANTY DEED

Karen Johnson Davidson County
Batch# 430412 **DEEDWARR**
07/06/2020 11:16:21 AM 2 pgs
Fees: $13.00 Taxes: $347.80

20200706-0072281

RUTHERFORD COUNTY TENNESSEE NOTARY PUBLIC JUDITH C JACOBS STATE OF

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19 DAY OF June, 2020.

Notary Public

MY COMMISSION EXPIRES: 9-16-23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Build Trust Homes, LLC	Build Trust Homes, LLC	
(NAME)	(NAME)	
617 Westboro Dr.	617 Westboro Dr.	090120U00200CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Thomas Cross and Alexandra Cross, husband and wife,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Build Trust Homes, LLC,** HEREINAFTER CALLED THE GRANTEE, 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 Unit No. "B", on the Horizontal Property Regime with Private Elements for 617 Westboro Cottages, as established in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170522-0050823, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being the same property conveyed to Thomas Cross and Alexandra Cross, husband and wife by Warranty deed from Green Pine Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170714-0071128 Register's Office for Davidson County, Tennessee, dated July 12, 2017 and recorded on July 14, 2017. (Value of consideration shown in aforementioned deed $87,000.00.)

This conveyance is subject to all easements, restrictive covenants and conditions including those Subdivision Restrictions, Building Lines and Easements of record in Plat Book 2854, Page 71. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20170522-0050823, amended in Instrument No. 20170719-0072847 and Affidavit of Scrivener' s Error recorded in Instrument No. 20170804-0080102 , but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. Subject to rights of others in and to the common areas and/or elements. **Located in the Register's Office for Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.**

unimproved x

This is improved _ property, known as 617 Westboro Dr. Nashville, TN 37209
(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 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 my hand this 19 day of June, 20 20.

Alexandra Cross

Thomas Cross

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Alexandra Cross and Thomas Cross**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19 day of June, 20 20.

Notary Public

My Commission Expires: 7-5-21

