(2)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 516546 DEEDWARR
11/13/2020 12:01:12 PM 3 pgs
Fees: $18.00 Taxes: $2,590.00

20201113-0134259

File #2020-556

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $700,000.00.

Affiant

Subscribed and sworn to before me on November 9, 2020.

NOTARY PUBLIC
My Commission Expires: My Commission Expires February 26, 2023

THIS INSTRUMENT WAS PREPARED BY AND RETURNABLE TO:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Trevor Layne Cross and Bonnie Brockman Cross 116 W. Tyne Drive, Nashville, TN 37205	New Owner	130-05-0-013.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **GEORGE W. KILLEBREW, MARRIED AND KATHERINE V. KILLEBREW, UNMARRIED**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **TREVOR LAYNE CROSS AND BONNIE BROCKMAN CROSS**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 of Block "I", as shown on the map entitled Second Revised Plan of Highlands of Belle Meade No. 2 , of record in Plat Book 1130, pages 71 and 72, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to WOODSON J. MARTIN, JR. AND MRS. KATE HILL GREEN, A WIDOW, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, by deed from JOHN JENNINGS KING AND WIFE, HELEN K. KING, of record in Book 4278, page 461, dated October 15, 1968, said Register's Office. Being further conveyed to WOODSON J. MARTIN, JR., by quitclaim deed from MRS. KATE HILL GREEN, of record in Book 4583, page 972, dated March 15, 1972 said Register's Office. Being further conveyed to WOODSON J. MARTIN, JR. AND WIFE, CLARA C. MARTIN, by quitclaim deed from WOODSON J. MARTIN, JR, of record in Book 4977, page 364, dated December 8, 1975, said Register's Office. Woodson J. Martin, Jr. having since died in 2016, leaving Clara C. Martin, the surviving tenant by the entirety. The said Clara C. Martin having since died. SARAH GAIL GARDNER AND MARGARET M. BARNHART, CO-EXECUTORS OF CLARA C. MARTIN pursuant to her will of record in the Davidson County, Tennessee Probate Court, Docket No. 20P-946.

Being the same property conveyed to MARTIN CHARITABLE REMAINDER TRUST, GAIL GARDNER, MARGARET BARNHART AND TED A. BURKHALTER, TRUSTEES, by deed from SARAH GAIL GARDNER AND MARGARET BARNHART, CO- EXECUTORS, of record in Instrument No. 20200831-0098470, dated August 26, 2020, said Register's Office. Being further conveyed to GEORGE W. KILLEBREW AND KATHERINE V. KILLEBREW, by quitclaim deed from GAIL GARDNER, MARGARET BARNHART AND TED A. BURKHALTER, CO-TRUSTEES OF THE MARTIN CHARITABLE REMAINDER TRUST, of record in Instrument No. 20200831-0098471, dated August 26, 2020, said Register's Office.

Grantors certify that this property is not the usual place of residence of the Grantors, the Grantors' spouses, or the Grantors' dependents.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 120 W Tyne Dr., Nashville, TN 37205.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their 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 on November 9, 2020.

Grantor:

George W. Killebrew

George W. Killebrew

REBECCA CARTER
Notary Public, State of Texas
Comm. Expires 08-20-2023
Notary ID 132136507

STATE OF TEXAS
COUNTY OF Dallas

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **GEORGE W. KILLEBREW**, the within named bargainor, 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 for the purposes therein contained.

Witness my hand, at office, this 9th day of November, 2020.

Rebecca Carter
Notary, Dallas, TX

WITNESS my hand on November 9th, 2020.

Grantor:

Katherine V. Killebrew

STATE OF HAWAII
COUNTY OF Honolulu

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, KATHERINE V. KILLEBREW, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th **day of November, 2020.**

Notary Public

My commission expires: 02.08.2021 My commission expires: 02.08.2021

RAPHAELA M. LUKAN
NOTARY PUBLIC
No. 09-27
STATE OF HAWAII

NOTARY PUBLIC CERTIFICATION
Raphaela M. Lukan, First Judicial Circuit
Doc Description: Warranty Deed

No. of Pages: 3 Date of Doc: 11/09/2020

Notary Signature 11/09/2020
Date

RAPHAELA M. LUKAN
NOTARY PUBLIC
No. 09-27
STATE OF HAWAII