Karen Johnson Davidson County
Batch# 543104 DEEDWARR
12/29/2020 10:28:20 AM 2 pgs
Fees: $13.00 Taxes: $4,465.90
20201229-0153994

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,207,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 3-6-2024

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

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony Cross and wife, Shaneka Cross	Same (NAME)	043-13-0-102, 094,
745 Tahlena Ave (ADDRESS)	(ADDRESS)	415, &103
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Cole Family Partners. L.P., hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Anthony Cross and wife, Shaneka Cross, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

323 MAPLE ST

Being Lot Nos. 18, of Block C on the Plan of Forest Park Subdivision at Madison, Tennessee, as of record in Book 843, Page 44, Register's Office for said County. Said Lots front together 150 feet on the Northerly side of Maple Street and run back between parallel lines 150 feet to a dead line.

Being part of the property conveyed to John B. Cole and wife, Carol Cole by Warranty deed from Robert B. Fields, Jr., unmarried of record in Book 6994, page 597, Register's Office for Davidson County, Tennessee, and subsequently conveyed from John B. Cole and wife Carol A. Cole to Cole Family Partners, LP by Aaron Adams, Trustee, by instrument of record in Book 10386, Page 597, said Register's Office. Carol Cole and Carol A. Cole are the same person.

325 MAPLE ST

Being Lot Nos. 19, of Block C on the Plan of Forest Park Subdivision at Madison, Tennessee, as of record in Book 843, Page 44, Register's Office for said County.Said Lots front together 150 feet on the Northerly side of Maple Street and run back between parallel lines 150 feet to a dead line.

Being part of the property conveyed to John B. Cole and wife, Carol Cole by Warranty deed from Robert B. Fields, Jr., unmarried of record in Book 6994, page 597, Register's Office for Davidson County, Tennessee, and subsequently conveyed from John B. Cole and wife Carol A. Cole to Cole Family Partners, LP by Aaron Adams, Trustee, by instrument of record in Book 10386, Page 597, said Register's Office. Carol Cole and Carol A. Cole are the same person.

327 MAPLE ST.

Being Lot Nos. 20, of Block C on the Plan of Forest Park Subdivision at Madison, Tennessee, as of record in Book 843, Page 44, Register's Office for said County. Said Lots front together 150 feet on the Northerly side of Maple Street and run back between parallel lines 150 feet to a dead line.

Being part of the property conveyed to John B. Cole and wife, Carol Cole by Warranty deed from Robert B. Fields, Jr., unmarried of record in Book 6994, page 597, Register's Office for Davidson County, Tennessee, and subsequently conveyed from John B. Cole and wife Carol A. Cole to Cole Family Partners, LP by Aaron Adams, Trustee, by instrument of record in Book 10386, Page 597, said Register's Office. Carol Cole and Carol A. Cole are the same person.

326 E. OLD HICKORY

Being Lot Nos. 7, of Block C on the Plan of Forest Park Subdivision at Madison, Tennessee, as of record in Book 843, Page 44, Register's Office for said County. Said Lot fronts 50 feet on the South side of Old Hickory Boulevard and runs

WARRANTY DEED
(Continued)

back between parallel lines, 150 feet to a dead line.
Being the same property conveyed to John B. Cole and John C. Taylor by Warranty deed from Michael E. Poteete and Clement H. Roberts, Jr. of record in Book 5484, page 984, Register's Office for Davidson County, Tennessee. John B. Cole and John C. Taylor subsequently quitclaimed said property to John B. Cole by Norman D. Rollins, Trustee, by an instrument of record in Book 6125, Page 528, Register's Office for Davidson County, Tennessee. Being part of the property conveyed by John B. Cole and wife Carol A. Cole to Cole Family Partners, LP, by Aaron Adams, Trustee, by instrument of record in Book 10386, Page 550, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 323 325 & 327 Maple St & 326 E Old Hickory, Madison, TN 37115
(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/our hand(s) this 28 day of December, 2020.

Cole Family Partners, LP

By: John B. Cole, General Partner

Carol A. Cole

By: Carol A. Cole, General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON
Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared John B. Cole and Carol A. Cole, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be all of the General Partners of Cole Family Partners, L.P., the within named bargainor, and being authorized so to do, executed the within instrument on behalf of Cole Family Partners, L.P. by executing their names as such General Partners.

Witness my hand this 28 day of December, 2020

Notary Public

My Commission Expires: 7/9/2022

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072