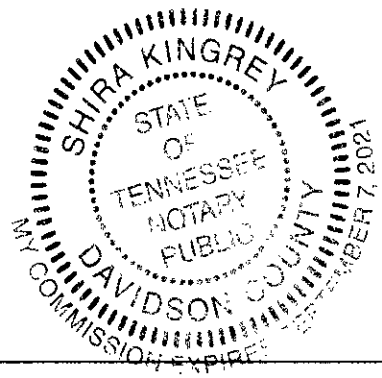


STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$290,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13 DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ALEXANDRA CROSS, ET VIR	**SAME**	**102-03-0-159.00**
(NAME) **410 ANNEX AVE.**	(NAME) 607 S. WILSON BLVD	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS) NASHVILLE, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **WE, ARLEY COMBS AND PHYLLIS A. COMBS A/K/A PHYLLIS COMBS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALEXANDRA CROSS AND THOMAS CROSS, WIFE AND HUSBAND,** 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:

Land in Davidson County, Tennessee, being Lot No. 1215 on the Plan of Charlotte Park, Section 21, as of record in Book 3700, Pages 10 and 11, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Arley Combs, a married person, from Ben Thomas Watkins and wife, Emma Sue Watkins, by deed dated September 27, 1996, of record in Book 10209, Page 644, said Register's Office. Being further conveyed to Arley Combs and Phyllis A. Combs, from Arley Combs, by Quitclaim Deed dated February 28, 2002, of record in Instrument No. 20020308-0029195, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 3700, page 11, and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **410 ANNEX AVE., NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 554061 **DEEDWARR**
01/14/2021 10:19:30 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20210114-0006412

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 our hands this 11th day of January, 2021.

Arley Combs, by Michael Allen Troxell Attorney in Fact

Phyllis Combs, by Michael Allen Troxell, Attorney in Fact

ARLEY COMBS
By: Michael Allen Troxell, his Attorney in Fact

PHYLLIS COMBS
By: Michael Allen Troxell, her Attorney in Fact

STATE OF INDIANA
COUNTY OF LAKE

On this 11 day of January, 2021, before me personally appeared **Michael Allen Troxell, Attorney in Fact for Arley Combs**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Arley Combs**, and who acknowledged that he executed the same as the free act and deed of **Arley Combs**.

Witness my hand and official seal at office this 11 day of January, 2021.

My commission expires: April 30, 2023

Notary Public
Janet R. Suroviak

STATE OF INDIANA
COUNTY OF LAKE

On this 11th day of January, 2021, before me personally appeared **Michael Allen Troxell, Attorney in Fact for Phyllis Combs**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Phyllis Combs**, and who acknowledged that he executed the same as the free act and deed of **Phyllis Combs**.

Witness my hand and official seal at office this 11 day of January, 2021.

My commission expires: April 30, 2023

Notary Public Janet R. Suroviak