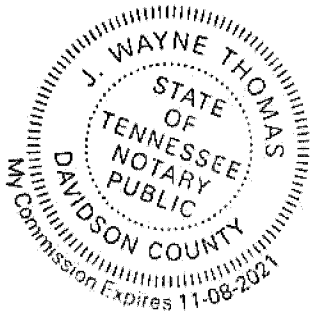
WARRANTY DEED

Karen Johnson Davidson County
Batch# 632150 DEEDWARR
05/10/2021 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20210510-0062436



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: NOVEMBER 8, 2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
David J. Cross and Jordan D. Cross	Jordan D. Cross	Parcel ID: 104 12 0B 113.00
(NAME)	(NAME)	
2110 Portland Avenue #102	5802 Bob Bullock Loop Suite C1-84	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Laredo, TX 78041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Bette Osborne Wiley**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **David J. Cross, unmarried, and Jordan D. Cross**, married, 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 a part of the plan of Ashley Place Condominium, as of record in Book 6200, Page 462, also referenced in the Master Deed of record in Book 6839, Page 635, corrected in Book 6864, Page 85, in the Register's Office of Davidson County, Tennessee, the part hereby described being:

Unit No. 102, Parcel 113 of Building No. 2 on said Plan as shown in and described by the Master Deed establishing a Horizontal Property Regime of Ashley Place Condominium, of record in Book 683, Page 635, Register's Office for said County, and corrected in Book 6864, Page 85, said Register's Office.

Being the same property conveyed to Henry Haile, unmarried, by Warranty Deed from Fairfax Development Company, of record in Book 7638, Page 416, in the Register's Office of Davidson County, Tennessee, dated August 26, 1988 and recorded on August 29, 1988. The said William Henry Haile, II was deceased as of February 19, 2020 (also see Probate 20P-543).

Being the same property conveyed to Bette Osborne Wiley, by Estate Quit Claim Deed from Bette Osborne Wiley, as Executrix of the Estate of William Henry Haile, II, deceased (the "Decedent"), of record in Instrument No. 20200429-0044955, in the Register's Office of Davidson County, Tennessee, dated April 29, 2020 and recorded on April 29, 2020.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2110 Portland Avenue #102, Nashville, TN 37212

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 30th day of April, 2021.

Bette Osborne Wiley

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 30th day of April, 2021.

Notary Public

My Commission Expires: November 8, 2021

J. WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2021

(SEAL)

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY