Karen Johnson Davidson County
Batch# 875668 DEEDWARR
06/22/2022 10:29:30 AM 4 pgs
Fees: $23.00 Taxes: $1,896.25
20220622-0070972

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 37121-05-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $512,500.00. Affiant Subscribed and sworn to before me this 15th day of June, 2022. Notary Public My Commission Expires: 3/4/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Taylor Jo Cross 7981 Boone Trace Nashville, TN 37221	Taylor Jo Cross 7981 Boone Trace Nashville TN 37221	Map and Parcel No.: 126 15 0A 116.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Drew Prentis Harpool and wife Victoria McCardell Harpool (collectively, "Grantors")** have this day bargained and sold, and do hereby transfer and convey to **Taylor Jo Cross, a single woman ("Grantee")**, her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7981 Boone Trace, Nashville, Davidson County, Tennessee 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 15th day of June, 2022.

GRANTORS:

Drew Prentis Harpool

Victoria McCardell Harpool

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Drew Prentis Harpool and Victoria McCardell Harpool, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of June, 2022.

Notary Public
My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 256 on the Plan of Section Two, Boone Trace at Biltmore, of record in Plat Book 9700, Page 316 and 317, corrected in Book 10995, Page 618 and by Correction in Book 11275, Page 885, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Drew Prentis Harpool and Wife, Victoria McCardell Harpool, by Warranty Deed from Aaron Merritt and Wife, Jennifer Merritt, of record in Instrument No. 20130429-0042153, in the Register's Office of Davidson County, Tennessee, dated April 26, 2013 and recorded on April 29, 2013.

This conveyance is made subject to:

1. 2022 State, County, and City taxes, a lien, not yet due and payable, which have been prorated and assumed by Grantees.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Two, Boone Trace at Biltmore, as recorded in Plat Book 9700, Page(s) 316 & 317 and Surveyor's Certificate of Correction recorded in Book 10995, Page 618 and Book 11275, Page 885.
3. Declaration of Covenants, Conditions and Restrictions recorded in Book 9342, Page 312 as Re-Recorded in Book 9735, Page 931 and Amendment recorded in Book 10032, Page 813; Supplemental declaration recorded in Book 10306, Page 817; Book 11455, Page 443; Instrument No. 20000126-0008529 and Instrument No. 20001211-0121618.
4. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20010717-0075902 and Supplemental declaration recorded in Instrument No. 20011119-0126832.
5. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 7265, Page 657.
6. Easement for Right of Way, recorded in Book 751, Page 396.
7. Easement recorded in Book 756, Page 142; Book 3027, Page 260 and Book 3462, Page 445.
8. Easement for Grant of Transmission Line, recorded in Book 4181, Page 383; Book 4207, Page 555 and Book 4225, Page 587.
9. Easement for Grant of Overhead Line, recorded in Book 8992, Page 62.

True Copy Certification

I, Jennifer Harris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6.15.2022 (date of document).

Affiant Signature

6.15.2022

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 15th day of June, 2022

Notary's Signature

MY COMMISSION EXPIRES: 11-21-2024

Notary's Seal

NICK PETERS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY