File No. 101104

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20110001295 DEEDWARR
Recvd: 01/06/11 09:58 2 pgs
Fees: 13.00 Taxes: 390.72
20110106-0001724

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: 6/9/2013
(AFFIX SEAL)

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ann Marie Wogan	City Life Lending Group	173 05 0A 007.00 CO
(NAME) 1713 Red Jacket Drive	(NAME) P.O. Box 11701	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Newark, NJ 07101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Anna T. Olson, formerly known as Anna K. Tucker, and husband, Brian Olson HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ann Marie Wogan, unmarried, 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:

Being all of Lot No. 7 (Seven) on the Plan of Barnes Crossing Planned Unit Development, as shown by Master Deed of record in Instrument No. 20050721-0084791, re-recorded in Instrument No. 20051114-0136938, amended in Instrument No. 20051114-0136938 and Instrument No. 20071227-0147998, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Anna K Tucker, unmarried by deed from Ole South Properties, Inc., a Tennessee corporation, dated February 10, 2006 and recorded on February 27, 2006 in Instrument No. 20060227-0022574, Register's Office, Davidson County, Tennessee.

Master Deed and By-Laws for Barnes Crossing of record in Instrument No. 20050721-0084791, re-recorded in Instrument No. 20051114-0136938, amended in Instrument No. 20051114-0136938 and Instrument No. 20071227-0147998, said Register's Office.

Charter of Barnes Crossing Homeowners Association, Inc. included in Master Deed as Exhibit B.

PUD Boundary of Barnes Crossing of record in Instrument No. 20050128-0010427, said Register's Office.

Anna K. Tucker and Anna T. Olson are one in the same person.

unimproved ☐

This is improved ☒ property, known as 1713 Red Jacket Drive, Antioch, TN 37013
(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

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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 hand this 31st day of December, 2010.

Anna T. Olson

Anna T. Olson

Brian Olson

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anna T. Olson and Brian Olson, the bargainor(s), 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 and official seal this 31st day of December, 2010.

DEBORAH K. SWEAT
Monroe County
My Commission Expires
March 7, 2017

Commission expires:

Notary Public