Record & Return To: Realty Title & Escrow, Co., Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20120041377 DEEDWARR
Recvd: 06/05/12 14:22 2 pgs
Fees:13.00 Taxes:373.70
20120605-0049021

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is grea
this transfer is $101,000.00

Ashley R Jarrette
Affiant

Subscribed and sworn to before me this 31st day of May 2012.

Karen McCalla
Notary Public
My commission expires: April 9, 2015

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Address of New Owner:	Send Tax Bills to:	Tax Information
Laura Donnelly 1733 Red Jacket Dr. Antioch TN 37013	New Owner	173050A18300CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Jeremy R. Crawford and wife Cheryl T. Crawford hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Laura Donnelly, an unmarried woman hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 183 on the Plan of Barnes Crossing, Planned Unit Development, as shown by Master Deed of record in Instrument No. 20050721-0084791, and amended in Instrument No. 20051114-0136938, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jeremy R. Crawford and Cheryl L. Thompson by deed from Ole South Properties, Inc., a Tennessee corporation, of record in Instrument No. 20060426-0047462, dated 04/20/06, Register's Office for Davidson County, Tennessee. Said Jeremy Crawford and Cheryl L. Thompson having quitclaimed the property to Jeremy Crawford and Cheryl L Crawford of record in Instrument No. 20070222-0021785, dated 12/04/06, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2012 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of Barnes Crossing Planned Unit Development as shown by Master Deed of record in Instrument No, 20050721-0084791and re-recorded in Instrument No. 20050805-0092180, and amended in Instrument No. 20051114-0136938, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Instrument No, 20050721-0084791and re-recorded in Instrument No. 20050805-0092180, and amended in Instrument No. 20051114-0136938, Register's Office for Davidson County, Tennessee the premises herein is a condominium apartment established pursuant to the provisions of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter

established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the master "Deed " establishing a horizontal property regime of Barnes Crossing a Planned Unit Development and recorded in Instrument No, 20050721-0084791and re-recorded in Instrument No. 20050805-0092180, and amended in Instrument No. 20051114-0136938, Register's Office for said county. 4) Charter for Barnes Crossing Association of record in Instrument No. 20050128-0010427 5) Easement to Metro as set forth in instrument recorded in Instrument No. 20050721-0084791 6) Deed to Metro of record in Instrument No. 20050811-0095171

This property is improved property known as 1733 Red Jacket Dr., Antioch, Tennessee 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 May, 2012.

Jeremy R. Crawford

Cheryl T. Crawford

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeremy R. Crawford and Cheryl T. Crawford, 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 at Brentwood, Tennessee, this 31st day of May, 2012.

Notary Public

Amy Cross Hatch
State of Tennessee Notary Public
Williamson County

My Commission expires: 2/23/15

FILE NO: 07136