Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans:T20120043190 DEEDWARR
Recvd: 06/12/12 09:26 2 pgs
Fees:13.00 Taxes:438.45
20120612-0051218

07-1205-84811

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $118,500.00

Deanna D Johnson
Affiant

Subscribed and sworn to before me, this day of June, 2012.

Laurie M Harris
Notary Public
My commission expires: 12-10-12

LAURIE M. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Chessie Carter	F+M Bank 50 Franklin Street Clarksville, TN 37040	173-05-0A-151.00 CO
1835 Shaylin Loop Antioch TN 37013		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Erin Mathis Fulcher f/k/a Erin R. Mathis and husband, Thomas Fulcher, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Chessie Carter, unmarried, hereinafter called the Grantees, their successors 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 Unit No. 151 on the Plan of Barnes Crossing, Phase I, a Planned Unit Development, according to plat and survey as shown on Exhibit A of said Master Deed of record in Instrument No. 20050721-0084791, re-recorded in Instrument No. 20050805-0092480, and amended in Instrument Nos. 20051114-0136938 and 20071227-0147998, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Erin R. Mathis, a single person by deed from Ole South Properties, Inc., a Tennessee Corporation, dated August 28, 2008, recorded September 3, 2008 in Instrument No. 20080903-0090274, Register's Office for Davidson County, Tennessee.

Thomas Fulcher, spouse of Erin Mathis Fulcher, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1835 Shaylin Loop, Antioch, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 1 day of June, 2012.

Erin Mathis Fulcher f/k/a Erin R. Mathis

Thomas Fulcher

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Erin Mathis Fulcher f/k/a Erin R. Mathis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 1 day of June, 2012.

Deborah K. Devine
State of Tennessee at Large

My Commission expires: 11/07/12

DEBORAH K. DEVINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Thomas Fulcher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 29 day of May, 2012.

Deborah K. Devine
State of Tennessee at Large

My Commission expires: 11/07/12

DEBORAH K. DEVINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY