RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01291-10475

WARRANTY DEED

SANDRA S. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00

Kristi Sprunger
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of August, 2013.

Notary Public

MY COMMISSION EXPIRES: 11-23-2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Amanda J. Hammer	FirstBank	173-05-0A-185.00
(NAME)	(NAME)	Davidson County DEEDWARR Recvd: 08/06/13 09:30 3 pgs Fees:18.00 Taxes:462.13 **20130806-0082000**
1729 Red Jacket Drive	6131 Shallowford Road, Ste 105	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013-4483	Chattanooga, TN 37421	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Sherrie L. Cooper, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Amanda J. Hammer, unmarried**, hereinafter called the GRANTEE(S), their heirs and/or 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 all of Unit No. 185 (One Hundred and Eighty Five) on the Plan of BARNES CROSSING, a Horizontal Property Regime, filed as Exhibit A to and established by Master Deed of record in Instrument No. 20050721-0084791 as re-recorded in Instrument No. 20050805-0092480 and Amended in Instrument No. 20051114-0136938 and Instrument No. 20071227-0147998, of the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Sherrie L. Cooper, unmarried by Warranty Deed dated April 28, 2006, from Ole South Properties, Inc., a Tennessee Corporation and filed for record on May 4, 2006, in Instrument No. 20060504-0051678, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters as set forth on the boundary plat of record in Instrument No. 20050128-0010427, (2) Master Deed of record in Instrument No. 20050721-0084791, Re-Recorded in Instrument No. 20050805-0092480 and Amended in Instrument No. 20051114-0136938 and Instrument No. 20071227-0147998, and (3) Easement as shown of record in Instrument No. 20050811-0095171, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1729 Red Jacket Drive, Antioch, TN 37013-4483

(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 1st day of August, 2013.

Sherrie L. Cooper

State of Tennessee
County of Williamson

Personally appeared before me Sherrie L. Cooper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of August, 2013.

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the 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.

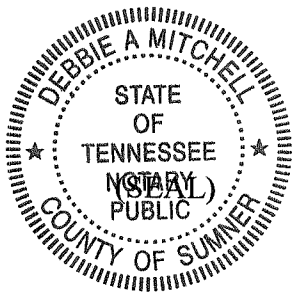
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Debbie A. Mitchell, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Debbie A. Mitchell
Notary Public

My Commission Expires: 4/19/2017