Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20130105096 DEEDWARR
Recvd: 12/17/13 14:46 2 pgs
Fees:13.00 Taxes:421.80
20131217-0127507

02-1310-48761

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $114,000.00

Affiant

Subscribed and sworn to before me, this 29th day of October, 2013.

Notary Public
My commission expires: SEP 2 0 2016

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Donna C. Rayburn<br>1713 Red Jacket Dr.<br>Antioch TN 37013 | NEW OWNER | 173-05-0-A-007.00-CO |

## 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, Ann Marie Blankenship, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Donna C. Rayburn, 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. 7, together with the appurtenant interest in the common elements of Barnes Crossing, Phase One, a horizontal property regime established by Master Deed, of record in Instrument No. 20050721-0084791, re-recorded in Instrument No. 20050805-0092480; Instrument No. 20051114-0136938; and Instrument No. 20071227-0147998, Register's Office for said County, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Master Deed, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ann Marie Wogan, unmarried by deed from Anna T. Olson, formerly known as Anna K. Tucker, and husband, Brian Olson, dated December 31, 2010, recorded January 6, 2011, of record in Instrument No. 20110106-0001724, Register's Office for Davidson County, Tennessee.

Ann Marie Wogan is one and the same as Ann Marie Blankenship. The subject property is neither the principal residence of Grantor nor his/her spouse or any dependent.

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 1713 Red Jacket Dr., 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 29th day of October, 2013.

Ann Marie Blankenship

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ann Marie Blankenship, 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 Brentwood, TN, this 29th day of October, 2013.

Notary Public
State of Tennessee at Large

**My Commission expires**

1/9/14

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON