DB

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. m176484

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-0952

BILL GARRETT, Davidson County
Trans:T20170053955 DEEDWARR
Recvd: 06/23/17 11:29 2 pgs
Fees:13.00 Taxes:604.58
20170623-0063391

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of June, 2017

Notary Public
Commission Expires: 4-28-19

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jessica Wong 1713 Red Jacket Drive Antioch, TN 37013	Churchill Mtg. 761 Old Hickory Blvd. #400 Brentwood, TN 37027	173-05-0A-007.00-CO

WARRANTY DEED

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, I/WE,

Donna C. Rayburn, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jessica Wong, a single woman

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:

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 Donna C. Rayburn by Warranty deed from Ann Marie Blankenship, married of record in Instrument No. 20131217-0127507 Register's Office for Davidson County, Tennessee, dated October 29, 2013 and recorded on December 17, 2013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1713 Red Jacket Drive, 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 and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 21st day of June, 2017.

Donna C. Rayburn

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Donna C. Rayburn** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 21st day of June, 2017.

Notary Public
My Commission Expires: 9-10-18

