Bill Garrett Davidson County
Batch# 54723 DEEDWARR
02/02/2018 03:59:30 PM 2 pgs
Fees: $13.00 Taxes: $569.80
20180202-0011075

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $154,000.00.

Affiant

JENNIFER CHANDLER-COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 6, 2020

Subscribed and sworn to before me, this 30th day of January, 2018.

Notary Public
My commission expires:

04-1712-56712

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Carolyn Holbert 3001 Hamilton Church Rd #300 Antioch TN 37013	SWBC MORTGAGE CORP 9311 SAN PEDRO #100 SAN ANTONIO, TX 78216	163-04-0-A-300.00 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, **Cheryl L. Walker, unmarried,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Carolyn Holbert,** 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:

a single woman

Land in Davidson County, Tennessee, being Unit No. 300, on the Plan of Hamilton Crossings Townhomes, Phase 2, of record in Instrument No. 20040212-0016945, as amended in Instrument No. 20050701-0075731, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Cheryl L. Walker, a single woman by deed from R. J. York Homes, LLC, dated April 10, 2006, recorded April 18, 2006, of record in Instrument No. 20060418-0043819, Register's Office for Davidson County, Tennessee.

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 3001 Hamilton Church Rd #300, 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 30th day of January, 2018.

Cheryl L. Walker

Cheryl L. Walker

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

Witness my hand in Smyrna, TN, this 30th day of January, 2018.

Notary Public

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES MARCH 31, 2020

My Commission expires: 3/31/20

Certificate of Authenticity

I, Jennifer Chandler- Cole 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.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:_____

MAXINE J. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020