STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd DAY OF May, 2012.

Notary Public
MY COMMISSION EXPIRES: 3/3/14
File No. G12-4051D

MICHAEL T. MOSER NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

BILL GARRETT, Davidson County
Trans:T20120033447 DEEDWARR
Recvd: 05/07/12 11:44 2 pgs
Fees:13.00 Taxes:384.43
20120507-0039128

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Chris J. Stutsman and Shannon Stutsman, husband and wife (NAME)	Mortgage Research Center LLC (NAME)	26-5-41
113 Roscoe Street (STREET ADDRESS)	DBA Veterans United Home Loans 2101 Chapel Plaza Court Ste107 (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Columbia, Missouri 65203 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Ralph Coggin, Danny Coggin, Jane Coats by Harold Coggin, and Harold Thomas Coggin, all devisees of the Estate of Grace Lundy Coggin,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chris J. Stutsman and Shannon Stutsman, husband and wife,** 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:

Two certain tracts or parcels of land in Davidson County, Tennessee, described as follows, to-wit:
Being the easterly one half of Lot No. 11 and the westerly half of Lot No. 12 on the plan of BLOCK "A', ROSCOE SUBDIVISION, as of record in Book 843, Page 72, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
Said half of Lot No. 11 and half of Lot No. 12 front together fifty feet on the south side of Roscoe Street , and run back between parallel lines 200 feet to a dead line.
Being the east one half of Lot No. 12 and the west one half of Lot No. 13 in Block "A" of the Roscoe plan Subdivision as of record in Book 843, page 72, Register's Office for Davidson County, Tennessee.
Said east one half of Lot No. 12 and west one half of Lot No. 13 front together 50 feet on the south side of Roscoe Street and run back between parallel lines 200 feet to a point.

BEING the same property conveyed to H.H. Coggins and Grace Lundy Coggins, husband and wife from W.C. Moncrief and Company Inc., and John L. Draper and wife, Helen S. Dr, by Deed dated January 15, 1945, in Book 1286, Page 354, in the Register's Office for Davidson County, Tennessee.
H.H. Coggins has since died on June 16, 1985, vesting sole ownership in Grace Lundy Coggins as surviving tenant by the entirety. Grace Lundy Coggins having since died testate on August 13, 2011. Pursuant to the Last Will and Testament of Grace Lundy Coggin as probated in Case No. 11-P1510, Probate Court for Davidson County, Tennessee, the devisees under the Will are Harold Thomas Coggin, Ralph Coggin, Danny Coggin, Jane Coats, and Donna McMurtry. Donna McMurtry having predeceased Grace Lundy Coggin on November 1, 2004. Pursuant to the Terms Under the Last Will and Testament of Grace Lundy Coggin, should a daughter pre decease her, that daughter's share was to be equally divided between the surviving siblings. Therefore, the proper devisees under the Last Will and Testament of Grace Lundy Coggin are Harold Thomas Coggin, Ralph Coggin, Danny Coggin and Jane Coats.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 843, page 72, Register's Office for Davidson County, Tennessee.
2. Power of attorney as recorded in Book 7388, page 600, Register's Office for Davidson County, Tennessee.

The 2011 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Danny Coggin is signed by his duly appointed Attorney-in-fact Harold Coggin, pursuant to the Power of Attorney recorded in Instrument #20120507-0039127 said Register's Office. The signature of Ralph Coggins is signed by her duly appointed Attorney-in-fact Harold Coggin, pursuant to the Power of Attorney recorded in Instrument #20120507-0039126, said Register's Office. The signature of Jane Coats is signed by her duly appointed Attorney-in-fact Harold Coggin, pursuant to the Power of Attorney recorded in Instrument #20120507-0039125, said Register's Office.

This is improved property, known as 113 Roscoe Street, Goodlettsville, TN 37072.

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 do 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. Whenever 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/our hand(s) this 3rd day of May, 2012.

RALPH COGGIN

By: _____ Attorney in-fact May 03, 2012
Harold Coggin, Attorney-in-Fact Date

DANNY COGGIN

By: _____ Attorney in-Fact May 03, 2012
Harold Coggin, Attorney-in-Fact Date

_____ Attorney-in-Fact May 03, 2012
Jane Coats by Harold Coggin, Attorney-in-Fact Date

_____ May 03, 2012
Harold Thomas Coggin Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Harold Thomas Coggin, the bargainor(s), 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, this 3rd day of May, 2012.

My Commission Expires: 3/31/14

_____
Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Harold Coggin, Attorney-in-Fact for Ralph Coggin, Danny Coggin, and Jane Coats, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 3rd day of May, 2012.

My Commission Expires: 3/31/14

_____
Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066