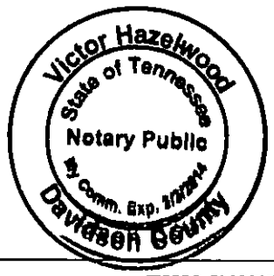
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MAY, 2012.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Box 13
#17004

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erica Lunkins	F & M Bank	15004009800
(NAME)	(NAME)	
3520 Shakertown Road	1639 Medical Center Parkway Ste 101	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Michael R. Scoggins and wife, Lisa Scoggins and Mireille J. Cantrell (f.k.a. Mireille J. Scoggins) and husband, James Cantrell, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Erica Lunkins, unmarried, 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 Lot No. 373 on the plan of Section Eight, Second Revision "The Country" of record in Plat Book 6250, pages 912 and 913, Register's Office for said County. Reference is hereby made to said plat for a more comprehensive and binding description.

Being the same property conveyed to Michael R. Scoggins and wife, Mireille J. Scoggins, by deed of record in Book 8166, Page 49, Register's Office for Davidson County, Tennessee. Mireille J. Scoggins now known as Mireille J. Cantrell. Michael R. Scoggins and Mireille J. Cantrell having since divorced and spouses have joined in this conveyance.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Lisa Scoggins by Michael R. Scoggins as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20120530-0046535, in the Register's Office for Davidson County, Tennessee.

Lisa Scoggins joins in this conveyance, with the consent of thegrantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

James Cantrell joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homesteadand/or other marital rights that may be granted to a spouse by law in the property.

unimproved ☐

This is improved ☒ property, known as 3520 Shakertown Road, Antioch, TN 37013

(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 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. 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.

BILL GARRETT, Davidson County
Trans:T20120039326 DEEDWARR
Recvd: 05/30/12 10:04 2 pgs
Fees:13.00 Taxes:573.13
20120530-0046536

Witness our hands this 21st day of May, 2012.

Lisa Scoggins by Michael R. Scoggins her attorney in fact

Lisa Scoggins by Michael R. Scoggins her attorney in fact her atty in fact

James Cantrell

Michael R. Scoggins

Mireille J. Cantrell

Mireille J. Cantrell

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 Michael R. Scoggins and Mireille J. Cantrell and James Cantrell with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the withininstrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21st day of May, 2012.

Commission expires: 5.5.15

KRYSTN T. BURRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 5, 2015

Notary Public

AND

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 22nd day of May, 2012, before me personally appeared Michael R. Scoggins, the person who executed the foregoing instrument on behalf of Lisa Scoggins and who acknowledged that he executed thesame as the free act and deed of the said Lisa Scoggins, through Power of Attorney granted he by the said Lisa Scoggins.

Witness my hand and official seal at Nashville, Tennessee this 21st day of May, 2012.

Commission expires: 5.5.15

KRYSTN T. BURRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 5, 2015

Notary Public