Davidson County	DEEDWARR
Recvd: 08/19/14 08:06	4 pgs
Fees:23.00 Taxes:1017.50	
20140819-0074944	

This instrument prepared by:
Fidelity Residential Solutions
10125 Crosstown Circle, Suite 380
Eden Prairie, MN 55344
730167 LHP-002-14
Lanessa Garlinski

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
		186040A01900CO
(NAME) Melissa A. Goodwin	(NAME) F+M Bank	
(STREET ADDRESS OR ROUTE NUMBER) 8012 Canonbury Drive	(STREET ADDRESS) P. O. Box 451	
(CITY) (STATE) (ZIP) Nolensville TN 37135	(CITY) (STATE) (ZIP) Clarksville TN 37041	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Mary S. Bessinger, an unmarried woman have this day bargained and sold, and do hereby transfer and convey unto the said Melissa A. Goodwin, a single woman the Grantees herein, their (successors), heirs and assigns, certain real estate in Williamson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. 20120130-0008298 in the Register's Office of Davidson County, Tennessee.

STATE OF TN
COUNTY OF Williamson The actual consideration or value whichever is greater, for this transfer is $ 275,000.00

Affiant

Subscribed and sworn to before me this the 15th day of August, 2014.

My commission expires: 12-6-16 (Affix Seal)

Notary Public

CHARLES A. SULLIVANT, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires

This is unimproved ( ), known as 8012 Canonbury Drive, Nolensville, TN 37135
improved (✓)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 our hand this 29th day of April, 2014, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Mary S. Bessinger

Mary S. Bessinger

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, Samuel F. Anderson, a Notary Public in and for said County and State, Mary S. Bessinger, the within named bargainor a single person (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29 day of April, 2014.

Notary Public
My Commission Expires: 10/18/16

(This area for official notarial seal)

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

FRS File No.: 730167 Customer File No.: LHP-002-14 Mary S. Bessinger

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 204 on the Plan of Final Plat Burkitt Place, Phase 1A, Section 1, of record in Plat at Instrument No. 20060315-0029572 s corrected by Surveyor's Certificate of Correction of recorded as Instrument No. 20060427-0048557 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mary S. Bessinger, an unmarried woman by deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20120130-0008298 Register's Office for Davidson County, Tennessee, dated January 30, 2012 and recorded January 30, 2012

True Copy Certification

I, Charles A. Sullivant, Jr., 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 Williamson

Personally appeared before me, Mark B. Leedom, a notary public for this county and state, Charles A. Sullivant, Jr., 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: 9/11/17
Notary' Seal (if on paper)

