ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Latoya R. Garth 5140 Morningwood Lane Cane Ridge, TN 37013	Movement Mortgage, LLC 841 Seahawk Circle Virginia Beach, VA 23452	183-5-A223.00CO
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Joe D. Coomer and Sherri L. Coomer, husband and wife (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Latoya R. Garth, a single person (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 519, OCTOBER WOODS, PHASE 5, SECTION 8, as shown on plat of record in Instrument Nos. 19991214-0303097 and 19991214-0303098, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Joe D. Coomer and Sherri L. Coomer, Husband and Wife as Joint Tenants by Warranty Deed from Yazdian Construction Inc., a Tennessee Corporation, recorded on the 29th day of August, 2002 in Instrument No. 20020829-0104845, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. 2015 Davidson County taxes are not yet due and payable.
2. Matters shown on the plat of OCTOBER WOODS, PHASE 5, SECTION 8, as recorded in Instrument Nos. 19991214-0303097 and 19991214-0303098; PUD Boundary Plat recorded in Plat Book 7900, Page 909, said Register's Office.
3. Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Book 9840, Page 276 and Instrument No. 19991206-0300152, said Register's Office.
4. Terms and provisions of by-Laws of October Woods Homeowners' Association, Inc. recorded in Book 9840, Page 267.
5. Charter of Homeowners' Association, Inc. recorded in Book 9840, Page 259.
6. Deed of Conveyance to Homeowners' Association, Inc. recorded at Instrument No. 20000425-0041127.
7. Easement for Drainage, recorded in Book 8443, Page 75.

This is improved real property located on 5140 Morningwood Lane, Cane Ridge, TN 37013.

Davidson County DEEDWARR
Recvd: 03/03/15 09:08 3 pgs
Fees:18.00 Taxes:777.00
20150303-0018264

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $210,000.00.

Sherri L. Coomer
Affiant

Subscribed and sworn to before me this 2 day of March, 2015.

Robin D. Thompson
Notary Public

Commission Expires: Oct. 17, 2016

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and against the lawful claims of all persons whomsoever.

Witness my hand this 2nd day of March, 2015.

Joe D. Coomer

Sherri L. Coomer

John Derreck Bentley
Notary Public
Expires: 9-26-2016

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Joe D. Coomer and Sherri L. Coomer, husband and wife, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 2 day of March, 2015.

My Commission Expires: Oct 17, 2016

Robin D. Thompson
Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 519 on the Plan of OCTOBER WOODS, PHASE 5, SECTION 8, a Planned Unit Development, of record in Instrument Number 19991214-0303097 and 19991214-0303098, Register's Office for Davidson County, Tennessee to which Plan reference is hereby m ade for a complete and accurate description of said lot.

Being the same property conveyed to Latoya R Garth, herein by warranty deed dated 2nd day of March, 2015, of record at _____ in said Register's Office Tennessee.

Certificate of Authenticity

I, Gail Hudson, 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.

Gail Hudson
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Gail Hudson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page
Notary's Signature

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9-10-18