BILL GARRETT, Davidson County
Trans:T20150100033 DEEDWARR
Recvd: 11/24/15 13:50 2 pgs
Fees:13.00 Taxes:573.50
20151124-0119237

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 20TH DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: March 8, 2016

(AFFIX SEAL)

PRISCILLA C. JIRELEN DAVIDSON COUNTY, TENNESSEE STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TERRY SPENCE, an unmarried man	Farmington Mortgage, a division of Capstar Bank	05212010900
	(NAME)	
1253 Shawnee Rd.	2002 Richard Jones Rd. #300A	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARSHA L. VICK, JACK COGGINS and BOBBY COGGINS, JR., hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto TERRY SPENCE, an unmarried man, hereinafter called the Grantees, their heirs and assigns, that 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. 72 ON THE PLAN OF SEQUOIA VALLEY, SECTION 2, AS OF RECORD IN BOOK 3700, PAGE 114, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHEASTERLY MARGIN OF SHAWNEE ROAD, COMMON CORNER OF LOTS NOS. 72 AND 73; THENCE WITH THE LINE BETWEEN SAID TWO LOTS NORTHEASTERLY 120.0 FEET; THENCE WITH THE LINE BETWEEN LOTS NOS. 71 AND 72 SOUTHEASTERLY 124.7 FEET TO A POINT IN THE NORTHWESTERLY MARGIN OF SIOUX TERRACE; THENCE WITH SAID MARGIN SOUTHWESTERLY 20.5 FEET AND 79.0 FEET; THENCE AROUND A CURVE WESTERLY 39.27 FEET TO A POINT IN THE NORTHEASTERLY MARGIN OF SHAWNEE ROAD; THENCE WITH SAID MARGIN NORTHWESTERLY 100.0 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO LEONARD B. SANFORD AND WIFE, MARY R. COGGINS SANFORD BY DEED FROM PAUL W. COUCH, TRUSTEE OF RECORD IN BOOK 5641, PAGE 758, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

FURTHER BEING CONVEYED TO MARY R. COGGINS SANFORD FROM LEONARD B. SANFORD BY DEED OF RECORD IN BOOK 10260, PAGE 347, SAID REGISTER'S OFFICE. THE SAID MARY R. COGGINS SANFORD HAVING SINCE DIED TESTATE AND UNDER ARTICLE IV OF THE LAST WILL AND TESTAMENT OF MARY RUTH SANFORD, OF RECORD IN PROBATE FILE 06P1570, PROBATE COURT CLERKS'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID PROPERTY WAS DEVISED TO MARSHA L. VICK, JACK COGGINS AND BOBBY COGGINS, JR., SUBJECT TO THE RIGHT TO LEONARD B. SANFORD TO LIVE IN THE PROPERTY FOR THE REMAINDER OF HIS LIFE, THE SAID LEONARD B. SANFORD HAVING SINCE DIED. THE SAID MARY RUTH SANFORD AND MARY R. COGGINS SANFORD BEING ONE AND THE SAME PERSON.

THIS CONVEYANCE IS SUBJECT TO PROPERTY TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

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

unimproved ( )
This is improved (X) property, known as 1253 Shawnee Rd., Madison, TN 37115

WARRANTY DEED
(Continued)

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.

Witness my/our hand(s) this 20th day of November, 2015.

Marsha L. Vick

Jack Coggins

Bobby Coggins, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARSHA L VICK, the herein bargainor(s), 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 and official seal, this the 3rd day of December, 2015.

Notary Public
My Commission Expires: 7/2/18

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACK COGGINS, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of December, 2015.

Notary Public
My Commission Expires: 7/2/18

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BOBBY COGGINS, JR., the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of December, 2015.

Notary Public
My Commission Expires: 7/2/18

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY