BILL GARRETT, Davidson County
Trans:T20160026154 DEEDWARR
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Fees:13.00 Taxes:614.20
20160331-0030638

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Carolyn B. Maclean 113 Roscoe Street Goodlettsville, TN 37072	Movement Mortgage, LLC 841 Seahawk Circle Virginia Beach, VA 23452	026050-04100

THIS INDENTURE, made this 30th day of March, 2016 between

Chris J. Stutsman and Shannon Stutsman, husband and wife

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Carolyn B. Maclean

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain two tracts or parcels of land in Davidson County, State of 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 St., 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 St. and run back between parallel lines 200 feet to a point.

Being the same the property conveyed to Chris J. Stutsman and Shannon Stutsman, husband wife by Warranty Deed dated 5/3/12 from Ralph Coggin, Danny Coggin, Jane Coats, Harold Coggin and Harold Thomas Coggin, all devisees of the Estate of Grace Lundy Coggin of record in Instrument No. 20120507-0039128, said Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 113 Roscoe Street, Goodlettsville, TN 37072.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2016 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Chris J. Stutsman

Shannon Stutsman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Chris J. Stutsman and Shannon Stutsman, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 30th day of March, 2016.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $166,000.00.

Affiant

Sworn to and subscribed before me, this 30th day of March, 2016.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY