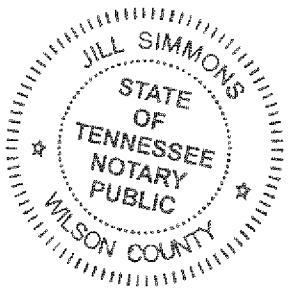
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28TH DAY OF NOVEMBER, 2016,

Jill Simmons
Notary Public

MY COMMISSION EXPIRES: 9/4/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Thomas N. Britton, III and Shelby N. Britton	Movement Mortgage, LLC	061 00 0 097.00
(NAME)	(NAME)	
503 A Ben Allen Rd.	8042 Calvin Hall Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Sixty-Seven Thousand And No/100 Dollars ($267,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Stephen Shugart, an unmarried person and Bailey Shugart, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Thomas N. Britton, III and Shelby N. Britton, husband and wife**, 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 2 of the Pitts Two Lot Subdivision as shown on the Plat of record in Instrument No. 20070720-0086825, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Stephen Shugart, an unmarried man by Warranty Deed from Coordination Plus, LLC, a Tennessee Limited Liability Company, and Sher Powers, as the Sole Member of the Entity formerly known as Terra Firma Properties, LLC, a Tennessee Limited Liability Company, which was dissolved on September 16, 2009 dated March 14, 2014 and recorded March 18, 2014 as Instrument No. 20140318-0022229, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Stephen Shugart, unmarried and Bailey Shugart, unmarried, as Joint Tenants with right of Survivorship by Quit Claim Deed from Stephen Shugart, unmarried dated March 14, 2014 and recorded August 26, 2014 as Instrument No. 20140826-0077614, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 503 A Ben Allen Rd., Nashville, TN 37216

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, has 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.

Davidson County DEEDWARR
Recvd: 12/01/16 16:04 3 pgs
Fees:18.00 Taxes:987.90
20161201-0126329

File Number: FRN-167082SSO

Witness our hands this the 28th day of November, 2016

Stephen Shugart by Pamela Stephens his Attyin-fact

Stephen Shugart
By Pamela Stephens as his Attorney-in-fact

Bailey Shugart by Pamela Stephens, hisatty in-fact

Bailey Shugart
by Pamela Stephens as her Attorney-in-fact

STATE OF Tennessee

County OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Pamela Stephens, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Stephen Shugart, as his Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Stephen Shugart, for the purposes therein contained.

Witness my hand and official seal, this the 28th of November, 2016.

Notary Public

My Commission Expires:

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires March 6, 2018

STATE OF Tennessee

County OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Pamela Stephens, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Bailey Shugart, as her Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Bailey Shugart, for the purposes therein contained.

Witness my hand and official seal, this the 28th of November, 2016.

Notary Public

My Commission Expires:

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires March 6, 2018

File Number: FRN-167082SSO

TRUE COPY CERTIFICATION

I, Kimie Perry, 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 WILSON

Personally appeared before me, Jill Simmons a notary public for this county and state, Kimie Perry 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: 9-4-19
Notary Seal (if on paper)

