THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170712513**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $414,900.00. Affiant Subscribed and sworn to before me, this 18th day of July, 2017. Notary Public My Commission Expires:

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

BILL GARRETT, Davidson County
Trans: T20170061869 DEEDWARR
Recvd: 07/19/17 15:38 2 pgs
Fees: 13.00 Taxes: 1535.13
20170719-0072935

WARRANTY DEED

Address New Owner: Jared M. McCoig and Leah P. McCoig 6548 Banbury Crossing Brentwood TN 37027	Send Tax Bills To: MOVEMENT MORTGAGE 8024 CALVIN HALL RD INDIAN LAND, SC 29707	Tax Information: Tax Parcel ID No. 172-09-0A-071.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Seth R. Ogden and Kristen M. Ogden, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jared M. McCoig and Leah P. McCoig, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 71, as shown on the map entitled Final Plat of Banbury Crossing Section Two, of record in Plat Book 9700, pages 605 thru 609, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to SETH R. OGDEN and KRISTEN M. OGDEN, husband and wife, by deed from LANE H. WIDICK and wife, KRISTEN J. WIDICK, of record in Instrument No. 20150512-0043491, dated April 30, 2015, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 172-09-0A-071.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 9700, pages 605 thru 609, said Register's Office.

Matters shown on the Boundary Plan of record in Plat Book 9700, page 549, said Register's Office.

Adoption Recertification and Approval of the Final Plat of Section Two of Banbury Crossing of record in Book 10970, page 943, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 4148, pages 75, 196, 247, 254, 261, 264 and 292 and in Book 4693, page 690, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. in Book 10369, page 48 and Supplemental of record in Book 10962, page 516 and amended in Instrument No. 20030728-0105031 and Instrument No. 20051020-0126681, said Register's Office.

Transmission Line Easement of record in Book 1174, page 153 and Book 2438, page 392, said Register's Office.

Storm Water Detention Agreement of record in Book 10633, page 330, said Register's Office.

ByLaws of Banbury Crossing Homeowner's Association, Inc. of record in Instrument No. 20020610-0070239, said Register's Office.

This is improved property located at 6548 Banbury Crossing Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of July, 2017.

Seth R. Ogden

Kristen M. Ogden

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Seth R. Ogden and Kristen M. Ogden, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of July, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018