WARRANTY DEED

JODI JACKSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $454,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of December, 2017

Notary Public

MY COMMISSION EXPIRES: 7-26-2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Amy Becton	Movement Mortgage LLC	052-07-0-053.00
(NAME) 916 Berwick Trail	(NAME) 8024 Calvin Hall Rd	
(ADDRESS) Madison, TN 37115	(ADDRESS) Indian Land SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Sharon L. Coggin, an unmarried woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Amy Becton, a married woman,** 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 17, Part V, Madison Heights, Section Two, as shown on plat of record in Plat Book 2330, Page 5, 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 Ellis O. Coggin and wife, Sharon L. Coggin, by Warranty Deed from Charles B. Hemmer and M. Jean Hemmer, Trustees of The Hemmer Family Trust dated June 21, 1995, dated September 30, 2009 and recorded October 5, 2009 in Instrument No. 20091005-0092116, in said Register's Office for Davidson County, Tennessee. The said Ellis O. Coggin having died on October 19, 2012 leaving Sharon L. Coggin as the surviving tenant by the entirety.

unimproved ☐

This is improved ☑ property, known as 916 Berwick Trail, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Bill Garrett Davidson County
Batch# 35827 DEEDWARR
12/11/2017 11:50:30 AM 2 pgs
Fees: $13.00 Taxes: $1,679.80
20171211-0125985

Witness my/our hands this 8th day of December, 2017.

Sharon L. Coggin

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sharon L. Coggin, the 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 purposes therein contained.

WITNESS my hand and seal this 8th day of December, 2017.

Notary Public
My Commission Expires: _____

File No.: 173822

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019

True Copy Certification

I, Penny Y. Ray, 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 Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 3/6/19
Notary' Seal (If on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-06-2019