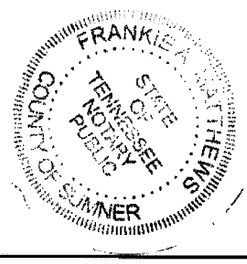
Karen Johnson Davidson County
Batch# 333076 DEEDWARR
12/23/2019 09:15:30 AM 3 pgs
Fees: $18.00 Taxes: $987.90
20191223-0131945

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Robertson

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

Judy Root
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of December, 2019.

Notary Public

MY COMMISSION EXPIRES. 3-24-20 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brandon Coughlin	FIRST COMMUNITY MTG INC	072120061.00
(NAME)	(NAME)	
150 Piedmont Avenue	262 ROBERT ROSE DR, STE 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	MURFREESBORO TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, Judy Root, a married woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Brandon Coughlin and Jessica Coughlin, 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:

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 No. 114 on the Map showing the Subdivision of the Waters Place, as of record in Book 332, Page 136 & 137, Register's Office for said County, Said Lot No. 114 fronts 56.8 feet on the South side of Piedmont Avenue and runs back between lines, 150 feet along the West margin of a 12 foot alley, to another alley in the rear, on which it measures 56 feet.

Being the same property conveyed to Judy Root by deed from Arden D. Ford and wife, Rebecca Ford of record in Instrument No. 20170522-0050458 and as corrected by Scriveners Affidavit in Instrument No. 20170608-0057299, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

Subject to any and all matters and notes on plat of record in Book 332, Page 136-137, Register's Office, Davidson County, Tennessee.

Subject property was/is not the principal residence of the grantor and not subject to marital interest.

unimproved ☐

This is improved ☑ property, known as 150 Piedmont Avenue, Nashville, TN 37216
(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.

Witness my hand this 17th day of December, 2019.

Judy Root

Judy Root

STATE OF TENNESSEE

COUNTY OF Robertson

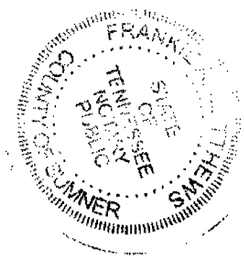
On this 17th day of December, 2019, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Judy Root**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

3-24-20

Notary Public



True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022