File No. 281200280

WARRANTY DEED

ELAINE PHELPS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON My Comm. Expires September 3, 2012

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JANUARY, 2009.

Notary Public

MY COMMISSION EXPIRES: 9/3/2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 01/08/09 13:48 4 pgs
Fees:23.00 Taxes:432.90
20090108-0002102

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary D. Smith	XXXXXXXXXXXXXXXXX SUNTRUST MORTGAGE, INC.	
(NAME) 741 Kent Road	(NAME) 401 COMMERCE STREET, SUITE 6100 NASHVILLE, TN 37219	MAP/PARCEL 096-09-0A-741.00CO
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **The Estate of Marion F. Keogh and The Estate of Timothy Farrell Keogh**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Mary D. Smith, an unmarried woman**, hereinafter called the grantee(s), HER 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 Unit No. A-741, Emery Place Condominiums, as shown on plat of record in Plat Book 6250, Page 719, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said unit.

BEING the same property conveyed to Marion F. Keogh by Warranty Deed from Kent Development Corporation of record in Book 7015, Page 199 on 10/17/1986 and filed for record on 10/21/1986, Register's Office for DAVIDSON County, Tennessee.

BEING the same property devised to Terre Colleen Patterson, Timothy Farrell Keogh, John Shannon Keogh, Molly Susan Finney, Erin Keogh Rankin, Kelly Joseph Keogh by Last Will and Testament of Marion Farrell Keogh of record under Docket 08P463 on 12/15/1981 and filed for record on 03/17/2008, Probate Court for DAVIDSON County, Tennessee.

BEING the same property devised to Terre Colleen Patterson, John Shannon Keogh, Molly Susan Finney, Erin Keogh Rankin, Kelly Joseph Keogh, by Last Will and Testament of Timothy Farrell Keogh of record under Docket 08P1542 on 09/16/2008 and filed for record on 09/26/2008, Probate Court for DAVIDSON County, Tennessee.

Restrictions and Bylaws of record in Book 6715, Page 96, Book 6783, Page 205, Book 6845, Page 515, Book 8048, Page 351, Instrument No. 20080118-0006025, Instrument No. 20080123-0007145, Register's Office for DAVIDSON County, Tennessee.

Sewer Easement of record in Book 6342, Page 521, Register's Office for DAVIDSON County, Tennessee.

Storm water Easement of record in Book 6623, Page 109, Register's Office for DAVIDSON County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 741 Kent Road, Nashville, TN 37214
(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 GRANTEE(S), HER heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HER 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 our hands this 5 day of January, 2009.

Kelly Joseph Keogh-Devisee of the Estate of Marion F. Keogh and the Estate of Timothy Farrell Keogh and Executor of the Estate of Timothy Farrell Keogh

STATE OF ILLINOIS
COUNTY OF NORMAL

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Kelly Joseph Keogh- Devisee of the Estate of Marion F. Keogh and the Estate of Timothy Farrell Keogh and Executor of the Estate of Timothy Farrell Keogh, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Normal, Illinois, this 5th day of January, 2009.

My Commission Expires: 6/29/2009

Notary Public

File Number: 281200280

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

OFFICIAL SEAL
PATRICIA A. HURSH
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES JUNE 29, 2009

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 741 Kent Road, Nashville, TN 37214
(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 GRANTEE(S), HER heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HER 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 our hands this 7th day of January, 2009.

Terre Colleen Patterson-Devisee of the Estate of Marion F. Keogh and the Estate of Timothy Farrell Keogh

Ricky Edward Patterson, Administrator CTA of the Estate of Marion F. Keogh

Molly Susan Finney- Devisee of the Estate of Marion F. Keogh and the Estate of Timothy Farrell Keogh

Erin Keogh Rankin- Devisee of the Estate of Marion F. Keogh and the Estate of Timothy Farrell Keogh

John Shannon Keogh- Devisee of the Estate of Marion F. Keogh and the Estate of Timothy Farrell Keogh by Terre Colleen Patterson atty in fact pursuant to Specific Power of Attorney recorded in Instrument No. 20090108-0002101, R.O.D.C.,TN

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Terre Colleen Patterson- Devisee of the Estate of Marion F. Keogh and the Estate of Timothy Farrell Keogh , Molly Susan Finney- Devisee of the Estate of Marion F. Keogh and the Estate of Timothy Farrell Keogh, Erin Keogh Rankin- Devisee of the Estate of Marion F. Keogh and the Estate of Timothy Farrell Keogh, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt Juliet, Tennessee, this 1/7/2009.

My Commission Expires: 9.17.2011

Notary Public

JULIA A. HIRT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Ricky Edward Patterson-administrator CTA of the Estate of Marion F. Keogh, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt Juliet, Tennessee, this 1/7/2009.

My Commission Expires: 9.17.2011

Notary Public

JULIA A. HIRT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Terre Colleen Paterson-Devisee of the Estate of Marion F. Keogh and the Estate of Timothy Farrell Keogh, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is in, pursuant to Power of Attorney of record in Book _____, Page _____, Registers Office for Davidson, the **Attorney-in-Fact** of John Shannon Keogh- Devisee of the Estate of Marion F. Keogh and the Estate of Timothy Farrell Keogh (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 1/7/2009.

My Commission Expires:.
9.17.2011

Notary Public.

JULIA A. HIRT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

I, Andrew B. Gibson, Jr., 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 to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Andrew B. Gibson, Jr., 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: 9/3/2012

Notary's Seal

ELAINE PHELPS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012