WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

P-VRES-16-2146-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF FEBRUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Paul W. Gerwe and Abigail L. Egbers	Newowner	
(NAME)	(NAME)	**097-02-0A-423.00**
2146 River Overlook Dr		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **DONALD WILLIAM CONLEY, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **PAUL W. GERWE, AN UNMARRIED MAN AND ABIGAIL L. EGBERS, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 423 on the Final Plat of Villages of Riverwood, Section One, Phase 4E of record in Instrument Number 20140210-0011584, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Donald William Conley by Warranty deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20140703-0059110 Register's Office for Davidson County, Tennessee, dated June 30, 2014 and recorded on July 3, 2014. Emily Conley joins in this instrument to convey any and all marital interest she may have in said property.

Grantor's spouse joins in the execution of this Deed for the purpose of conveying any and all interest, marital or otherwise, that she may have in said property.

This conveyance is subject to:
- All matters shown on of record in Instrument No. 20140210-0011584;
- All matters shown on Plan of record in Chancery Court Book 2, Page 160;
- Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20080408-0035557, as supplemented in Instrument No. 20110427-0032201, and supplemented and made applicable to Phase 4E in Instrument No. 20140416-0031645, and further supplemented in Instrument Nos. 20140416-0031646, 20140424-0034613, 20140424-0031614, 20140424-0034615, 20140424-0034616, 20140424-0034617 and 20140424-0034618;
- Deed of common areas to The Villages of Riverwood HOA of record in Instrument Nos. 20080630-0067054, 20100108-0001971 and 20110427-0032200;
- Transmission Line Easement of record in Book 4586, Page 242;
- Storm water detention agreement of record in Instrument No. 20070713-0083651;
- Easement for Villages of Riverwood of record in Instrument No. 20081209-0118828;
- Easement to Comcast of record in Instrument No. 20090109-0002454;
- Sanitary sewer & pumping station easement of record in Instrument No. 20051219-0152201;
- Storm water drainage easement of record in Instrument No. 20051219-0152202;
- Storm water drainage easement of record in Instrument Nos. 20100108-0001965 and 20100108-0001966;
- Slope easement of record in Instrument Nos. 20100108-0001967 and 20100108-0001968;
- Easements of record in Book 7621, Page 276; Book 4764, Page 324 and Book 4049, Page 395, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2146 River Overlook Dr, Hermitage, Tennessee 37076**.

BILL GARRETT, Davidson County
Trans:T20160017052 DEEDWARR
Recvd: 03/02/16 09:29 2 pgs
Fees:13.00 Taxes:991.60
20160302-0019755

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), their 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), 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/our hand(s) this the 29th DAY OF FEBRUARY, 2016.

Donald William Conley By: Brenda Wheeler Attorney-in-Fact

Donald William Conley by Brenda Wheeler, Attorney-In-Fact

Emily Conley By: Brenda Wheeler Attorney-in-Fact

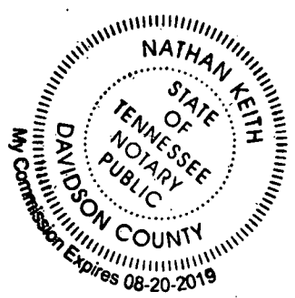
Emily Conley by Brenda Wheeler, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRENDA WHEELER, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DONALD WILLIAM CONLEY, and who acknowledged she executed the same as the free act and deed of the said DONALD WILLIAM CONLEY.

Witness my hand and official seal, this the 29th of February, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

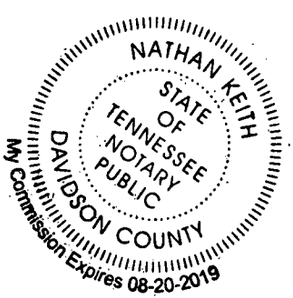


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRENDA WHEELER, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of EMILY CONLEY, and who acknowledged she executed the same as the free act and deed of the said EMILY CONLEY.

Witness my hand and official seal, this the 29th of February, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212