BILL GARRETT, Davidson County
Trans:T20160031924 DEEDWARR
Recvd: 04/19/16 11:42 4 pgs
Fees:23.00 Taxes:1202.50
20160419-0037696

THIS INSTRUMENT PREPARED BY:
Adams and Reese LLP (FRH)
424 Church Street, Suite 2700
Nashville, Tennessee 37219

ADDRESS NEW OWNER:
James J. Conners and Maureen Mahoney
1211 Montpier Drive
Franklin, Tennessee 37069

SEND TAX BILL TO:
Same/ SunTrust Mtg.
901 Semmes Ave.
Richmond, VA 23224

MAP-PARCEL
Parcel ID 10310000900

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **J. BARRINGER BANKER, TRUSTEE OF THE MARTHA W. BANKER TESTAMENTARY TRUST** (hereinafter the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **MAUREEN MAHONEY AND HUSBAND, JAMES J. CONNERS** (the "Grantee"), and Grantee's heirs and assigns, those certain tracts or parcels of land in Davidson County, State of Tennessee, as more particularly described as set forth on EXHIBIT A attached hereto and incorporated herein by this reference.

The conveyance of the property herein, and all covenants and warranties of Grantor contained herein, are made expressly subject to those matters set forth on EXHIBIT B attached hereto and incorporated herein by this reference.

This is improved property known as 711 Branch Creek Road, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's heirs and assigns forever.

AND Grantor does hereby covenant with Grantee that Grantor is lawfully and solely seized and possessed of the property in fee simple and that is has good right to sell and convey the same.

AND Grantor does further covenant and bind itself, and its respective successors and assigns, to warrant specially and forever defend the title to the property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

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

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the 15th day of April, 2016.

THE MARTHA W. BANKER
TESTAMENTARY TRUST

By: J. Barringer Banker, Trustee
Name: J. Barringer Banker
Its: Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared J. Barringer Banker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of **THE MARTHA W. BANKER TESTAMENTARY TRUST**, the within named bargainor, and that he, as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the trust by himself as Trustee.

WITNESS my hand, at office, this 15th day of April, 2016.

NOTARY PUBLIC

My Commission Expires:

FRED RUSSELL HARWELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 3, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $325,000.00.

AFFIANT

Subscribed and sworn to before me
this 15th day of April, 2016.

Notary Public

My Commission Expires:
August 20, 2019

EMILY HARRISON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires August 20, 2019

41864971.1

EXHIBIT A

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. 29 on the Plan of Brookside Courts, Addition No. 3, of record in Plat Book 1835, page 107, Register's Office for Davidson County, Tennessee.

Said Lot No. 29 fronts 85 feet on the northwesterly margin of Branch Creek Road and extends back 144.8 feet on the southwesterly line and 118.3 feet on the northeasterly line to a dead line in the rear, measuring 89 feet thereon.

Being the same property conveyed to J. BARRY BANKER, TRUSTEE OF THE MARTHA W. BANKER TRUST, by deed from PETER VAN GORDON BANKER, III, of record in Instrument No. 20120430-0036586, dated April 27, 2012, said Register's Office.

EXHIBIT B

This conveyance is made subject to:

1. General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 103-10-0-009.00.

2. Davidson County taxes for 2015, Map-Par. 103-10-0-009.00, $3,118.30, Paid.

3. If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

4. Matters shown on the Plan of record in Plat Book 1835, page 107, said Register's Office.

5. Driveway Easement of record in Book 5268, page 760, Book 5268, page 762 and Book 6837, page 915, said Register's Office.