

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $850,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of July, 2016.

Ashley Ann Reiss
Notary Public

My commission expires: 2/9/2020

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

Davidson County DEEDWARR
Recvd: 07/15/16 15:40 3 pgs
Fees:18.00 Taxes:3145.00
20160715-0073132

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Frederick Larue Conrad, III	**Wells Fargo Bank N.A.**	**130-15-0-007.00**
4300 Beekman Drive	**6200 Park Ave**	
Nashville, TN 37215-4504	**Des Moines, IA 50321**	

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, WE,

Frank A. Kerrigan, Jr. and wife, Patricia E. Kerrigan

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Frederick Larue Conrad, III and Kathryn Ganier Conrad, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 No. 9 on the Plan of Chickering Hills, Section One of record in Plat Book 2331, Page 8, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 9, which is a corner lot, fronts 245.31 feet on the Northeasterly margin of Beekman Drive and fronts 171.55 feet on the Northwesterly margin of Foxwood Road, said frontages being joined by a curve having a length of 37.67 feet, and extends back 186.8 feet on the Northeasterly line and 310.8 feet on the Northwesterly line to a point of intersection.

Being the same property conveyed to Frank A. Kerrigan Jr. and wife, Patricia E. Kerrigan by Warranty deed from Mark Gregory Fellers, unmarried of record in Book 6590, page 959, Register's Office for Davidson County, Tennessee, dated June 21, 1985 and recorded on June 25, 1985.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 4300 Beekman Drive, Nashville, TN 37215-4504.

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 HANDS EFFECTIVE AS OF July 14, 2016:

Frank A. Kerrigan, Jr.

Patricia E. Kerrigan

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Frank A. Kerrigan, Jr. and Patricia E. Kerrigan, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 14th day of July, 2016.

My Commission Expires: 2/9/2020 Ashley Ann Reiss
Notary Public

20161324R



True Copy Certification

I, Dora Mobley, 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 Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley 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: 06-26-16

Notary' Seal (if on paper)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY