BILL GARRETT, Davidson County
Trans:T20160113941 DEEDWARR
Recvd: 12/28/16 10:12 3 pgs
Fees:18.00 Taxes:555.00
20161228-0136161

THIS INSTRUMENT WAS PREPARED BY:
Joshua D. Hankins, Esq.
LAW OFFICE OF JOSHUA D. HANKINS
306 Northcreek Boulevard, Suite 202
Goodlettsville, Tennessee 37072
(615) 246-2544

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Mary Pat Conway and Eric Schaefer 4625 Whites Creek Pike Whites Creek, TN 37189	New Owner(s)	040-00-0-011.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/00 Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, MARY KERGOSIEN (formerly known as Mary Elizabeth Carnahan), a married resident of the State of Tennessee ("Grantor"), has bargained and sold, and by these presents, transfers and conveys unto MARY PAT CONWAY and ERIC SCHAEFER, as equal tenants-in-common, each a single resident of the State of Tennessee (collectively, "Grantee"), their heirs, successors and/or assigns, certain real property located in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Subject Property").

The Subject Property is improved property known as 4625 Whites Creek Pike, Whites Creek, Davidson County, Tennessee 37189. The Subject Property is conveyed to Grantee subject to (i) taxes which have been prorated, (ii) all restrictions of record, (iii) all easements of record, (iv) all visible easements, (v) all matters appearing on any plan of record, (vi) all right of ways, (vii) all riparian rights, and (viii) all applicable governmental and zoning regulations. The Subject Property does not serve as Grantor's marital residence.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, their heirs, successors and/or assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Subject Property in fee simple, has good right to convey it, and that same is unencumbered. Grantor further covenants and binds herself and her heirs to warrant and forever defend the title to the Subject Property to Grantee, her successors and/or assigns, against the lawful claims of all persons, except for claims arising out of the matters set forth above.

IN WITNESS WHEREOF, I have hereunto set my signature, this 22nd day of December, 2016.

GRANTOR:

MARY KERGOSIEN

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me JOSH HANKINS, a Notary Public of said County and State, personally appeared MARY KERGOSIEN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Goodlettsville, Tennessee, this 22 day of December, 2016.

JOSH HANKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Notary Public

My Commission Expires: 12/18/17

MY COMMISSION EXPIRES: DECEMBER 18, 2017

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is One Hundred Fifty Thousand and 00/100 Dollars ($150,000.00).

MARY PAT CONWAY

Sworn to and subscribed before me, this 22 day of December, 2016.

JOSH HANKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Notary Public

My Commission Expires: 12/18/17

MY COMMISSION EXPIRES: DECEMBER 18, 2017

EXHIBIT A

DESCRIPTION OF SUBJECT PROPERTY

A TRACT of land in the 4th Civil District of Davidson County, State of Tennessee, described according to a survey made by Watkins, Murray, Surveyors, dated July 16, 1948, as follows:

BEGINNING at a point in the center line of Whites Creek, 679 feet south, as measured along the center of said Pike, from the north boundary line of the tract of 49.65 acres conveyed to Ella May Billis and husband, by deed from W.L. Earthman and wife, of record in Book 497, page 513, Register's Office for Davidson County, Tennessee; thence N 67° 30' E, 225 feet to a point; thence S 22° 30' E, 108 feet to a point; thence S 69° 30' W, 225.4 feet to the center line of Whites Creek Pike; thence with the line of the same; N 22° 30' W, 100 feet to the beginning.

BEING the same property conveyed to Mary Kergosien (formerly known as Mary Elizabeth Carnahan) by deed from Goldie Lanier, unmarried, of record as Instrument No. 20091030-0100202, said Register's Office. Being further the same property conveyed to Mary Kergosien (formerly known as Mary Elizabeth Carnahan) by deed from Monica L. Dillard, Albert Louis Lanier, Jr. and Goldie Lanier, of record as Instrument No. 20091030-0100201, said Register's Office.