Prepared by:
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BILL GARRETT, Davidson County
Trans:T20170037568 DEEDWARR
Recvd: 05/03/17 14:36 2 pgs
Fees:13.00 Taxes:1147.00
20170503-0043847

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $310,000.00

Affiant

Subscribed and sworn to before me, this 28 day of April 2017.

Notary Public
My commission expires: 2-18-19

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Margaret A. Gooding	Cartus Home Loans	105-01-0-582.00
116 Marshall Ct	1 Mortgage Way	
Nashville TN 37212	Mount Laurel, NJ 08054	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, Steven K. Pregizer and Teresa M. Pregizer, husband and wife, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Margaret A. Gooding and Ryan P. Cole, wife and husband, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 5, Edgehill Estates, Section 98 revised, as shown on Plat of record in Plat Book 4860 Page 54, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Steven K. Pregizer and Teresa M. Pregizer, husband and wife, by deed dated July 29, 2011, from Jan Baker Pass, Lawrence Pass, Minna Cook Gioia, and Bradford Gioia of record in Instrument No. 20110810-0061491, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2017 taxes, a lien which are not yet due and payable. 2) All matters appearing on the plan of Edgehill Estates Section 98 of record in Plat Book 4860 Page 54, Register's Office for Davidson County, Tennessee. 3) Charter for Edgehill Estates Homeowner's Association of record in Book 7526 Page 624.

This property is improved property known as 116 Marshall Ct, Nashville, Tennessee 37212

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 28th day of April, 2017.

Steven K. Pregizer, by Jeff Snider, His Attorney-in-Fact
Steven K. Pregizer, by Jeff Snider
His Attorney-in-fact

Teresa M. Pregizer, by Jeff Snider, Her Attorney-in-Fact
Teresa M. Pregizer, by Jeff Snider
Her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of April, 2017, before me personally appeared Jeff Snider to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Steven K. Pregizer and Teresa M. Pregizer acknowledged that such person executed the same as the free act and deed of Steven K. Pregizer and Teresa M. Pregizer.

Notary Public

My Commission expires 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 09957