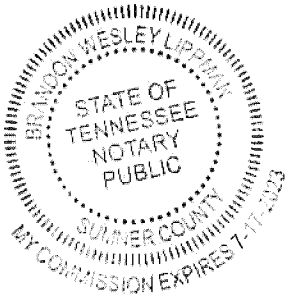
WARRANTY DEED



STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 7-17-23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Green Hills , 30 Burton Hills Blvd, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Gary Allen Cole and Leanna Elizabeth Davis	IBERIABANK, a division of First Horizon Bank	Parcel ID: 04000001100
(NAME) 4625 Whites Creek Pike	(NAME) P.O. Box 7171	
(ADDRESS) Whites Creek, TN 37189	(ADDRESS) Little Rock, AR 72223	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Mary Pat Schaefer and Eric Schaefer, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Gary Allen Cole and Leanna Elizabeth Davis, husband and wife, as tenants in common with rights of survivorship**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

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 corner 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 Pat Conway and Eric Schaeffer, as equal Tenants-in-Common by General Warranty Deed from Mary Kergosien, by deed dated December 22, 2016, filed of record on December 28, 2016, of record in Instrument No. 20161228-0136161, Register's Office for Davidson County, Tennessee.
Mary Pat Schaeffer is one and the same as Mary Pat Conway.

Karen Johnson Davidson County
Batch# 503260 DEEDWARR
10/29/2020 11:59:30 AM 3 pgs
Fees: $18.00 Taxes: $773.30
20201029-0125897

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 4625 Whites Creek Pike, Whites Creek, TN 37189

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 Grantees, 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 our hands this 26 day of OCTOBER, 2020

Mary Pat Schaefer

Eric Schaefer

STATE OF Tennessee

COUNTY OF Sumner

I, Brandon Lippman, a Notary Public for the County of Sumner and State of , do hereby certify that Mary Pat Schaefer and Eric Schaefer, wife and husband personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 23rd day of October, 2020.

Notary Public

My Commission Expires: 7-17-23

(SEAL)

BRANDON WESLEY LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-17-2023

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY