WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100034063 DEEDWARR
Recvd: 06/04/10 11:31 2 pgs
Fees:13.00 Taxes:851.00
20100604-0043471

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$230,000.00**

Melanie Beaty
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY, 2010.

Carolyn M Christoffersen
Notary Public

MY COMMISSION EXPIRES: 09/30/2013
(AFFIX SEAL)

CAROLYN M. CHRISTOFFERSEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashley M. Pelfrey	New Owner	
(NAME)	(NAME)	**Map 126-15-A**
8152 Settlers Way		
(ADDRESS)	(ADDRESS)	**Parcel 184.00**
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ZACHARY SCOTT ROMINE AND WIFE, REBECCA ROMINE** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ASHLEY M. PELFREY AND HUSBAND, MICHAEL TRAVIS PELFREY,** 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:

Land in Davidson County, Tennessee being Lot No. 164 on the Plan of Section Four, Boone Trace at Biltmore of record in Book 9700, pages 932-933, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more particular description of said lot.

Being the same property conveyed to Zachary Scott Romine and wife, Rebecca Romine by Warranty Deed from Alison McGill Sigler and Charles D. Sigler, Jr., wife and husband, filed for record October 13, 2006 at 1:12 PM, as Instrument No. 20061013-0127461, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a)) 2010 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 9700, pages 932-933, said Register's Office; (c) Restrictive covenants contained in Instrument No. 20010717-00075902, said Register's Office; and (d) Charter of record in Book 9607, page 534, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **8152 Settlers Way, Nashville, TN 37221**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 27th day of May, 2010.

Zachary Scott Romine

Rebecca Romine

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, **Zachary Scott Romine and Rebecca Romine**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27th day of May, 2010.

Commission expires:



Notary Public