BILL GARRETT, Davidson County
Trans: T20110067414 DEEDWARR
Recvd: 10/27/11 13:24 2 pgs
Fees: 13.00 Taxes: 166.50
20111027-0083699

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-11111000479

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
17th day of OCTOBER, 2011

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

MY COMMISSION EXPIRES: September 9, 2014

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FRANK PEGRAM **2037 WILSON LANE** **MILLERSVILLE, TN 37072**	**SAME**	**094-01-0-212.00**

FOR AND IN 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,

IRENE SPRINKLES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

FRANK PEGRAM AND WIFE, ~~KRISTAN~~ Kristin B. PEGRAM

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 Lots Nos. 151 and 152 in the Payne, Blakemore and Cummings Addition, a plan of which is recorded in Plan Book 57, Page 70, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Frank Sprinkles and wife, Irene Sprinkles, as tenants by the entirety, by Quitclaim Deed from Frank Sprinkles, dated 12/1/93 and recorded 12/1/93 in Book 9171, Page 151, in the Register's Office of Davidson County, Tennessee. The said Frank Sprinkles having since died, leaving property vested to Irene Sprinkles.

This is improved (X) property known as **717 SOUTH 13TH STREET, NASHVILLE, TN 37206**
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 17th day of OCTOBER, 2011.

Irene Sprinkles By Clyde F. Sprinkles Sr Attorney for Fact

IRENE SPRINKLES BY CLYDE F. SPRINKLES, SR., ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 17th day of October, 2011, before me personally appeared Clyde F. Sprinkles, Ss. to me known to be the person who executed the foregoing instrument in behalf of Irene Sprinkles as her Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said Irene Sprinkles.

Witness my hand and official seal at Nashville, Tennessee, this the 17th day of October, 2011.

Commission Expires:_____

Notary Public

