BILL GARRETT, Davidson County
Trans:T20120012967 DEEDWARR
Recvd: 02/22/12 12:44 2 pgs
Fees:13.00 Taxes:577.20
20120222-0015318

This Instrument Prepared by:
Legends Title Services, LLC
155 Legends Drive, Suite O
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
Mark Gragg & Shaunna Gragg
1011 Clarke Street
Old Hickory, TN 37138

SEND TAX BILL TO:
Owner

Tax ID# 044-15-0-341.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Bradley M. Peper, unmarried, and Lisa R. Peper, unmarried,** has this day bargained and sold, and does hereby transfer and convey unto **Mark Gragg and wife, Shaunna Gragg,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Village of Old Hickory, Section B of record in Plat Book 1424, page 67, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Bradley M. Peper and Lisa R. Peper, husband and wife by deed from David W. Miller of record in Instrument Number 20060518-0058551, Register's Office for Davidson County, Tennessee, dated May 15, 2006.

This is improved property known as: **1011 Clarke Street, Old Hickory, Tennessee 37138**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2012 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 1424, page 67, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 10th day of February, 2012

Bradley M. Peper

Lisa R. Peper

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Bradley M. Peper and Lisa R. Peper,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 10th day of February, 2012.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 4, 2014

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $156,000.00.

AFFIANT

Subscribed and sworn to before me this the 10th day of February, 2012.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 4, 2014

My Commission Expires: _____