WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,700.00 Heather Risley Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF MAY, 2012. Connie Taylor Notary Public MY COMMISSION EXPIRES: 9/21/2015 (AFFIX SEAL)
BOX 10-A	

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald Peery	New Owner	Map 73-7
(NAME)	(NAME)	Parcel 72
2409 Kimberly Dr		
(ADDRESS)	(ADDRESS)	
Nashville TN 37214		
(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, **I, ANTHONY BRAGG, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS TRANSFERS AND CONVEY UNTO **DONALD PEERY AND TAMARA PEERY, HUSBAND AND WIFE,** 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. 359 on the Plan of Sunset View, Section 6, of record in Plat Book 2900, pages 54-55, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Anthony Bragg and Julia Peterson by deed of record in Instrument No. 20060601-0064238, said Register's Office. Julia Peterson, unmarried, conveyed her interest in said property to Anthony Bragg, unmarried, by Quitclaim Deed of record in Instrument No. 20070727-0089351, said Register's Office.

This conveyance is subject to (a) 2012 real property taxes; (b) all matters appearing on the plan of record in Books 2900, pages 54-55, said Register's Office; (c) restrictive covenants of record in Book 2995, page 413, said Register's Office; and (d) sewers easement of record in Book 6518, page 774, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2409 Kimberly Drive, Nashville, TN 37214

(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.

BILL GARRETT, Davidson County
Trans:T20120036817 DEEDWARR
Recvd: 05/18/12 14:03 2 pgs
Fees:13.00 Taxes:494.69
20120518-0043329

Witness my hand this 17th day of May, 2012.

Anthony Bragg

STATE OF Texas
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anthony Bragg, unmarried , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 17 day of May, 2012.

Commission expires:

Notary Public

DAVID DORFMAN
NOTARY PUBLIC
State of Texas
Comm. Exp. 12-19-2015