WARRANTY DEED

ET-13-2985

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,000.00

E.G.D.
Affiant

Subscribed and sworn to before me, this 12th DAY OF July, 2013.

Beverly J. Heatherly
Notary Public

MY COMMISSION EXPIRES: 10-05-15
(AFFIX SEAL)

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Edward Giuliotti	Churchill Mortgage Corporation (NAME)	06114016400
3722 Hilltop Lane aka 3722 Hilltop Avenue (ADDRESS)	761 Old Hickory Blvd., Ste. 400 (ADDRESS)	06114016400
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we TYLER MCKINLEY PEGRAM AND WIFE, JENNIFER PROBST-PEGRAM, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto EDWARD GIULIOTTI, AN UNMARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 118, E. B. CRAIGS SUBDIVISION OF THE CROWNOVER PROPERTY, as shown on plat of record in Plat Book 894, Pages 640 and 641, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Tyler McKinley Pegram, an unmarried man by Special Warranty Deed from Trustee, Inc., as Trustee for 3722 Hilltop Avenue Land Trust, recorded on the 21st day of December, 2009 in Instrument No. 20091221-0116130, in the Register's Office of Davidson County, Tennessee.

Jennifer Probst-Pegram joins in this conveyance for the purpose of waiving any and all marital rights she may have in said property.

This conveyance is subject to any and all existing easements and restrictions as shown of record.
Including but not limited to the following:
Taxes and Assessments for the year 2013 and subsequent years a lien not yet due and payable. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of E. B. CRAIGS SUBDIVISION OF THE CROWNOVER PROPERTY, as recorded in Plat Book 894, Page(s) 640 and 641, said Register's Office.

unimproved ( )
This is improved (X) property, known as 3722 Hilltop Lane aka Avenue, Nashville, Tennessee 37216
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 12th day of July, 2013.

Tyler McKinley Pegram

Jennifer Probst-Pegram

BILL GARRETT, Davidson County
Trans:T20130067362 DEEDWARR
Recvd: 08/06/13 12:00 2 pgs
Fees:13.00 Taxes:543.90
20130806-0082263

STATE OF Tennessee

COUNTY OF Wilson

On this the 12th day of July, 2013, before me personally appeared Tyler McKinley Pegram, and Jennifer Probst-Pegram to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

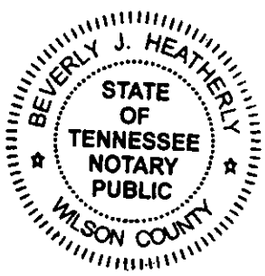
Witness my hand and official seal, this the 12th day of July, 2013.

Beverly J. Heatherly

Notary Public

My Commission Expires: 10-06-15

(SEAL)



RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520