BILL GARRETT, Davidson County
Trans:T20130092765 DEEDWARR
Recvd: 10/30/13 08:48 2 pgs
Fees:13.00 Taxes:384.80
20131030-0112496

THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No
DAVID PEGRAM 2027 Wilson Lane Goodlettsville, TN 37072	Same	033-00-0-068.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WALLACE P. MITCHELL, a single man,** has this day bargained and sold, and does hereby transfer and convey unto the said **DAVID PEGRAM, a single man,** the Grantee herein, his (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Dalemont Property Map, of record in Book 3700, page 78, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Wallace P. Mitchell, by deed from Oliver H. Dale and wife, Claudine H. Dale, of record in Book 6311, page 907, dated June 7, 1984, said Register's Office.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $104,000.00.

Subscribed and sworn to before me,
this 29 day of October, 2013.
My Commission Expires: 01/11/2017

Affiant

Notary Public

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

This is improved property known as 1313 Dickerson Road, Goodlettsville, Davidson County, Tennessee 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his (successors), heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 29 day of October, 2013.

x Wallace P Mitchell
WALLACE P. MITCHELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E. Freeman, a Notary Public in and for said County and State, **WALLACE P. MITCHELL**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 29 day of October, 2013.

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 01/11/2017