State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $124,800.00.

Linda Osborne
Affiant

Subscribed and sworn to before me, this 3rd day of October, 2014.

Notary Public: Gregory D. Vadner
My Commission Expires: 6/24/2015

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

BILL GARRETT, Davidson County
Trans: T20140076693 DEEDWARR
Recvd: 10/10/14 09:15 2 pgs
Fees: 13.00 Taxes: 461.76
20141010-0093992

WARRANTY DEED

Name and Address of New Owner:	Send Tax Bills To:	Map/Parcel Number:
Christopher W. Pegram 221 Cima Drive Goodlettsville, TN 37072	New Owner	02609003500

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Marsha O'Neal, Trustee of The Elizabeth G. Lundy Special Needs Trust, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Christopher W. Pegram and wife, Lisa Pegram, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Lot No. 26 on Section 5 of Clark Place, at Goodlettsville, Tennessee, a plat of which is of record in Book 2331, Page 159, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marsha O'Neal, Trustee Elizabeth G. Lundy Special Needs Trust by Executor's Quitclaim Deed from Marsha O'Neal, Executor of the Estate of Charles Lundy, dated July 29, 2014, record July 31, 2014 in Instrument No. 20140731-0068186, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Taxes and assessments for the year 2014 and subsequent years.

Subject to conditions, easements, restrictions, and/or building set-back lines that appear on the plat of record in Plat Book 2331, Page 159,Register's Office for Davidson County, Tennessee.

Easement set forth in the instrument recorded in Book 4468, Page 412, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 3034, Page 569, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 221 Cima Drive, Goodlettsville, TN 37072

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 3rd day of October, 2014.

Marsha O'Neal, Trustee

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Marsha O'Neal, Trustee of The Elizabeth G. Lundy Special Needs Trust, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 3rd day of October, 2014.

Commission Expires: 06/24/15

Notary Public: Gregory D. Vadner

This Instrument Prepared By:

Highland Title, LLC
The House of Cash Building
700 Johnny Cash Pkwy, STE 201
Hendersonville, TN 37075

