Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20150060836 DEEDWARR
Recvd: 07/24/15 13:33 2 pgs
Fees:13.00 Taxes:777.00
20150724-0072920

39-B
File #15-1190

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jeremy S. Thompson and Jessica Thompson, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **John Peregoy and Logan Hayes, married,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being part of Lots Nos. 21 & 22 on the Plan of Maplewood Manor Subdivision, as of record in Book 547, page 102, Register's Office for said County, being Lot No. 4 on the re-subdivision of said lots No. 21 & 22, described according to a survey made by Norris H. Hickerson, surveyor, May 7, 1952, as follows: Said lot No. 4 begins at an iron pin on the westerly margin of Woodfin Avenue at a point 184 feet south of the southerly margin of Virginia Avenue, thence with the westerly margin of said Woodfin Avenue south 20 degrees 07' West 70 Feet to an iron pin; thence North 70 degrees 10' West 190 feet; Thence Northwardly 70 feet; Thence Eastwardly 190 feet to the beginning

Being the same property conveyed to Jeremy S. Thompson, a single man, by Warranty Deed from Waddell H. Wright, in the amount of $115,000.00 dated May 21, 2009, of record as Instrument No. 20090527-0048659, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 4003 Burrus Street, Nashville TN, 37216.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 16th day of June, 2015.

Jeremy S. Thompson

Jessica Thompson

State of Tennessee)
County of Davidson)

On this 16th day of June, 2015, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jeremy S. Thompson and Jessica Thompson, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 210,000.00.

Affiant

Sworn and subscribed before me on this the 16th day of June, 2015.

Notary Public

My Commission Expires: 1/8/19

NICOLE L. STEEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
John Peregoy	Franklin American Mortgage	61-11-52.00
4003 Burrus Street	501 Corporate Centre Drive #400	
Nashville, TN 37216	Franklin, TN 37064	