BILL GARRETT, Davidson County
Trans:T20150069397 DEEDWARR
Recvd: 08/18/15 10:44 2 pgs
Fees:13.00 Taxes:212.75
20150818-0082978

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1798

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
LaToya Dixon 512 Emerald Court Nashville, TN 37218	LaToya Dixon 5602 Royal Court Hermitage, TN 37076	06911005700

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$57,500.00**

Affiant

JESSICA LASCELLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

Subscribed and sworn to before me, this the 14th day of August, 2015.

Notary Public

My Commission Expires: _____
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **The Estate of Mary E. Pegram and Milton I. Thomas, Jr., as the sole heir at law of Mary E. Pegram, deceased,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **LaToya Dixon, unmarried,** 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 the 13th Civil District of Davidson County, Tennessee, being Lot No. 2 on the Map of H.W. Brown Farm, a resubdivision of Tract No. 4 as of record in Book 4300, page 94, Register's Office for said County, and being more particularly described as follows:

BEGINNING at a point in the northerly margin of the cul-de-sac at the end of Emerald Court, said point being the common front corner of Lots Nos. 1 and 2; thence with a line between said lots North O deg. 38' West, 302.1 feet to a point in the northerly margin of an existing 25-foot lane; thence with same North 49 deg. 05' East, 57.46 feet to a point; thence crossing said lane South 46 deg. 15' East, 194.5 feet more or less to a point, the common rear corner of Lots Nos. 2 and 3; thence with a line between said lots South 42 deg. 23' West, 258.2 feet to a point in the northerly margin of the cul-de-sac at the end of Emerald Court; thence with the same a curve having a radius of 50 feet northeasterly 37.54 feet to the point of beginning.

INCLUDED in the above description but excluded therefrom is a 25-foot lane running along the northerly boundary line of said property.

Being the same property conveyed to LaToya Dixon, by Warranty Deed from The Estate of Mary E. Pegram and Milton I. Thomas, Jr., as the sole heir at law of Mary E. Pegram, deceased, dated August 14, 2015 and being recorded in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wallace B. Pegram and wife, Mary E. Pegram by Warranty Deed from Andrew C. Tucker, dated 07-06-1976 and recorded 07-06-1976 in Book 5042, Page 457, Register's Office for Davidson County, Tennessee. The said Wallace B. Pegram died on August 2, 2003 leaving Mary E. Pegram as surviving tenant by the entirety. Mary E. Pegram died intestate on May 27, 2014 and pursuant to the order filed in Docket No. 14P-1651, Seventh Circuit Court of Davidson County, Tennessee, Probate Division, the said Milton I. Thomas, Jr., as

This property is not a marital residence of Milton I. Thomas, Jr., and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

This is improved property located at: **512 Emerald Court, Nashville, TN 37218**

This conveyance is made subject to: (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying its prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. 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 our hands on the **14th** day of **August, 2015.**

The Estate of Mary E. Pegram

By: _____
Milton I. Thomas, Jr., Administrator

_____
Milton I. Thomas, Jr., Individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Milton I. Thomas, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Administrator** of **the Estate of Milton I. Thomas, Jr.**, the within named bargainor, and that he as such **Administrator**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the Estate of Mary E. Pegram by himself as **Administrator**.

Witness my hand and Official Seal this the **14th** day of **August, 2015.**

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

_____
Notary Public
My Commission Expires: 5-8-17

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Milton I. Thomas, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official Seal this the **14th** day of **August, 2015.**

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

_____
Notary Public
My Commission Expires: 5-8-17