WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150074938 DEEDWARR
Recvd: 09/02/15 13:26 2 pgs
Fees:13.00 Taxes:777.00

20150902-0089442

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of September, 2015

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Ste 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David Pegram	Same As New Owner	Map 60-12
(NAME) 2027 Wilson Lane	(NAME)	Parcel 84.00
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Sam Fisher Jr and Sara J. Fisher,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **David Pegram,** 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 Davidson County, Tennessee, Being Lots Nos. 1 and 2 on the Map of the Resubdivision of certain lots on the W.H. Dodd Plan, as of record in book 843, page 99, Register's Office for said County.
Said Lots Nos. 1 and 2 adjoin and front together 170 feet on the easterly side of Dickerson Road and run back between parallel lines 251 feet on the north line and 250 feet on the south line to the west line of Lot No. 9 on which they measure 193 feet.

Being the same property conveyed to Sam Fisher, Jr. and wife Sara J. Fisher, to create a tenancy by the entirety by Quitclaim deed, from William D. Castleman, Trustee, of record on May 11, 1999 in Book 11476, page 158, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2015 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 843, page 99 , said Register's Office.

unimproved ☐

This is improved ☑ property, known as 2901 Dickerson Pike, Nashville, TN 37207
(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 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. 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 hands this 2nd day of September, 2015.

Sam Fisher Jr

Sara J. Fisher

State of Tennessee
County of Davidson

Personally appeared before me Sam Fisher Jr and Sara J. Fisher, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 2nd day of September, 2015.

Notary Public Robert L. Scruggs

My Commission Expires: _____

File No.: 70815188

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017