BILL GARRETT, Davidson County
Trans: T20160042059 DEEDWARR
Recvd: 05/19/16 09:42 2 pgs
Fees: 13.00 Taxes: 814.00
20160519-0050072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$220,000.00**

MICHAEL T. MOSES
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

X Raymond M. Pegram
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: ~~MAY 5, 2015~~ 3/27/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RAYMOND M. PEGRAM, ET UX	New Owner	**072-15-0-017.00**
(NAME)	(NAME)	
128 DRAPER DRIVE	"	
(ADDRESS)	(ADDRESS)	
GOODLETTSVILLE, TN 37072	"	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, EAGLE EYE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RAYMOND M. PEGRAM AND MARY E. PEGRAM, HUSBAND AND WIFE,** 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 10th Ward of the City of Nashville, formerly the 15th Civil District of Davidson County, Tennessee, being Lot No. 5 on the map showing the re-subdivision of Lots 15 to 25, both inclusive in Belle Forrest Subdivision as of record in Book 547, page 33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Eagle Eye Properties, LLC, a Tennessee Limited Liability Company, from Terra Firma Properties, LLC, a Tennessee Limited Liability Company, by deed dated December 17, 2008, of record in Instrument No. 20081218-0121198, said Register's Office.

This conveyance is subject to matters shown on the plan of record in Book 547, page 33, said Register's Office, and any and all other easements, conditions, and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **2618 PENNINGTON AVENUE, NASHVILLE, TN 37216**
(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 hand this 16 day of May, 2016.

EAGLE EYE PROPERTIES, LLC

, member

By: TROY KINSEL, MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Troy Kinsel,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a member of **Eagle Eye Properties, LLC,** the within-named bargainor, a Tennessee Limited Liability Company and that he as such member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **Eagle Eye Properties, LLC,** by himself as such member.

Witness my hand and official seal at office this 16 day of March, 2016.

Notary Public

My commission expires: **November 5, 2018**

