File No.: 16055216

WARRANTY DEED

JESSICA L. TOLLEY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of May, 2016.

Notary Public

MY COMMISSION EXPIRES: 12-16-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Raymond M. Pegram	Raymond M. Pegram	096 10 0 237.00
(NAME)	(NAME)	
128 Draper Drive	128 Draper Drive	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160046081 DEEDWARR
Recvd: 06/01/16 13:34 2 pgs
Fees:13.00 Taxes:521.70

20160601-0055061

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, **Joan Hill Thomas**, unmarried, hereinafter called the GRANTOR, has bargained and sold, and by these presents does 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 Davidson County, Tennessee, and being all of Lot No. 319, Clover Hill, Section No. VII, according to survey and plat of same appearing of record in Book 2133, page 92, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Said Lot No. 319 fronts 60 feet on the easterly side of Braidwood Drive and extends back between lines 255.5 feet on the northerly side and 256.5 feet on the scutherly side to a dead line in the rear on which it measures 100 feet.

Being the same property conveyed to Joan Hill Thomas by Quitclaim Deed dated 05/07/1984 and filed for record on 05/04/1984 in Book 6291, page 708, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters as set forth per Plat of record in Book 2133, page 92; Restrictive Covenants of record in Book 2145, page 262, as amended in Book 2273, page 88; all of the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 719 Braidwood Drive, Nashville, TN 37214

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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 25th day of May, 2016.

Joan Hill Thomas

Joan Hill Thomas

State of Tennessee
County of Wilson

Personally appeared before me Joan Hill Thomas with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of May, 2016.

L. O. Vaught

Notary Public
My Commission Expires: 3/18/2019

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130
File No.: 16055216