WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160046158 DEEDWARR
Recvd: 06/01/16 14:33 2 pgs
Fees:13.00 Taxes:673.40
20160601-0055163

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th DAY OF May, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2018

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Raymond M. Pegram and Mary E. Pegram	Raymond M. and Mary E. Pegram	
(NAME)	(NAME)	
1601 Monticello Avenue	128 Draper Drive	34-5 65
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **ANAMILDYS MOREJON, UNMARRIED**, 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 Davidson County, Tennessee, being the Northerly 27 feet of the Westerly part of Lot No. 36 and the Southerly part of the Westerly part of Lot No. 38 on the Plan of Bransford Realty Company's Alta Loma Subdivision as of record in Book 421, Page 44, Register's Office for Davidson County, Tennessee, described according to a survey made by Jas. A. Hamilton, Jr., Surveyor, April 3, 1959, as follows:

Beginning in the center of Monticello Avenue at the Northwest corner of the property conveyed to Frank A. Farley and wife, by deed from Jack Boyd, Jr. and wife, of record in Book 2809, Page 279, Register's Office for Davidson County, Tennessee, said point being 27 feet South of the corner of Lots Nos. 36 and 38; thence with the Northerly line of said Farley property Eastwardly 460 feet to the Westerly line of the property conveyed to Frank Farley and wife by deed from Jack Boyd, Sr., and wife, of record in Book 2881, Page 487, said Register's Office; thence with said line Northwardly 75.74 feet to the Southerly line of the property conveyed to Geo. P. Howell, et al, by deed from Jack Boyd and wife, of record in Book 2451, Page 513, said Register's Office; thence with said line Westwardly of the Southeast corner of the property conveyed to James C. Ferguson etux, by deed from Jack Boyd etux, of record in Book 2598, Page 623, said Register's Office, continuing in the same direction and with the Southerly line of said Ferguson property, in all 461.97 feet, more or less, to the center of Monticello Avenue; thence with the center of said Avenue Southwardly 129 feet more or less, to the beginning.

Being the same property conveyed to Anamildys Morejon and Ivan Morejon, wife and husband, by deed from Dalisay Lam, dated August 28, 2006, of record in Instrument No. 20060901-0108247, Register's Office for Davidson County, Tennessee. Ivan Morejon has since died, vesting title solely in Anamildys Morejon as the surviving tenant by the entirety.

This conveyance is subject to 2016 Real Property taxes; and all matters appearing on the plan of record in Book 421, Page 44, said Register's Office.

unimproved
This is improved x property, known as 1601 Monticello Avenue, Madison, TN 37115
(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 25 day of May, 2016

X _____
ANAMILDYS MOREJON

STATE OF FLORIDA
COUNTY OF Dade

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anamildys Morejon, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Miami (city), Florida, this 25 day of May, 2016.

_____
Notary Public

DENIA VELAZQUEZ
Notary Public - State of Florida
Commission # FF 901721
My Comm. Expires Oct 14, 2019
Bonded through National Notary Assn.