WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160049679 DEEDWARR
Recvd: 06/13/16 10:39 2 pgs
Fees:13.00 Taxes:638.25

20160613-0059402

File No. 0001930

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,500.00.

Julie Memlillo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of June, 2016.

Tabatha Edwards
Notary Public

MY COMMISSION EXPIRES: 11-5-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Raymond M Pegram, *et ux.*	New Owner	026-13-0-062-00
128 Draper Dr ~~351 Pleasant Green Drive~~ (NAME)	(NAME)	
(ADDRESS)	128 Draper Dr (ADDRESS)	
Goodlettsville, TN, 37072	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, **William C. Witherspoon, Jr., Executor of The Estate of Sara R. Witherspoon,** 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:

A tract of land in the 10th Civil District and City of Goodlettsville, BEGINNING at a point in the southern right-of-way of Swimming Pool Road 122 feet south of a concrete monument located in the N.E. Corner of Lot No. 56, Goodlettsville Heights Subdivision, Section No. 4, as of record in Book 2133, Page 43, Register's Office for Davidson County, Tennessee; thence following the southern right-of-way of Swimming Pool Road in an easterly direction 122 feet to a point in the west line of Swimming Pool Property (East Nashville K. of C. owner); thence following west line of Swimming Pool Property So. 1 deg. 30' East 300 feet to a stake; thence in a westwardly direction towards a concrete monument (in the S. E. Corner of the above mentioned Lot No. 56) 137 feet to a stake; thence No. 1 deg. 30' West 252 feet to the point of beginning.

Being the same property conveyed to Sara R. Witherspoon by quitclaim deed from William C. Witherspoon, Jr., Executor of the Estate of W. Carl Witherspoon of record in Instrument No. 20080910-0092631 Register's Office for Davidson County, Tennessee, dated 08/09/2008 and recorded on 09/01/2008. The said Sara R. Witherspoon died September 28, 2015, and by her will probated in Case No. 15P-1823, in the Seventh Circuit Court for Davidson County, Tennessee, directed that any real property owned at the time of her death be administered as part of her Estate, subject to the control of her Executor.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2016 which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 351 Pleasant Green Drive, Goodlettsville, TN 37072

(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 8th day of June, 2016.

The Estate of Sara R. Witherspoon

William C. Witherspoon, JR. EXC

By: William C. Witherspoon, Jr., Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared William C. Witherspoon, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be Executor of The Estate of Sara R. Witherspoon, the within named bargainor, and that he/she as such Executor, executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate by himself/herself as Executor.

Witness my hand this 8th day of June, 2016.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Leslie Garside

Notary Public

My commission expires: 1/20/19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206