Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $65,000.00

Affiant

Subscribed and sworn to before me, this 14th day of June 2016.

Notary Public
My commission expires: 2/25/19

Davidson County DEEDWARR
Recvd: 06/14/16 11:40 3 pgs
Fees:18.00 Taxes:240.50
20160614-0060136

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Phillip Taylor	Same	08111057100
919 Oneida Avenue		
Nashville TN 37227		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged John O. Pegram, Sr. hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Phillip Taylor hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 104 on the Plan of McGavock, Wetmore and Others Second Addtion to Nashville of record in Book 23 Page 41 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Said Lot Number 104 fronts fifty 950) feet on the westerly side of 11th Avenue North, formerly Fillmore Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed by deed from Mary Elizabeth Crowe Butler to Hobert Pegram and wife Lenora Pegram and Clara Lucille Green of record in Book 2026 Page 559 Register's Office for Davidson County, Tennessee. Hobert Pegram died on February 2, 1971 leaving Lenora Pegram as surviving tenant by the entirety. Clara Lucille Pegram conveyed her interest to Lenora Pegram by deed of record in Book 8418 page 414 Register's Office for Davidson County, Tennessee. Lenora Bell Pegram died November 12, 1998 intestate leaving sole heirs, heirs Clara Lucile Green, Elvin Pegram and John O Pegram, Sr as evidenced by Affidavit of Heirship of record in Instrument No. 200501100003399 Register's Office for Davidson County, Tennessee. Elvin Pegram conveyed his interest to John O Pegram. Sr by quitclaim deed of record in Instrument No. 200812220121893 Register's Office for Davidson County, Tennessee. Clara Lucille Green conveyed her interest to John O. Pegram, Sr by

Tennessee Certification of Electronic Document

I, Cynthia A. Badger, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

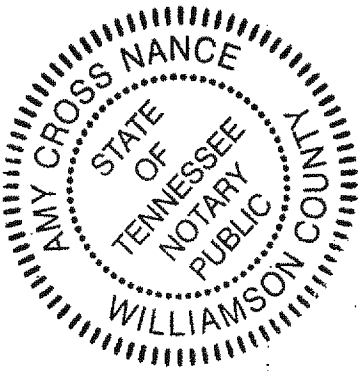
Personally appeared before me, Amy Cross Nance, a notary public for this county and state, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Name

Notary Signature

MY COMMISSION EXPIRES: 2/20/19

NOTARY'S SEAL



quitclaim deed of record in Instrument No.200812220121892 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2016 taxes, a lien which are not yet due and payable. 2) All matters appearing on the plan of McGavock, Wetmore and Others Second Addition to Nashville of record in Book 23 Page 41 Register's Office for Davidson County, Tennessee.

This property is improved property known as 1637 11th Ave. N, Nashville, Tennessee 37208

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 14 day of June, 2016.

John O. Pegram, Sr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John O. Pegram, Sr. the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 14 day of June, 2016.

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 2/25/19

FILE NO: 09500