Davidson County DEEDWARRSP
Recvd: 06/16/16 11:03 4 pgs
Fees:23.00 Taxes:90.28
20160616-0061051

Commitment Number: 15322913-A

After Recording, Send To:

Boston National Title Agency, LLC
400 Rouser Road, Bldg. 2, Suite 602
Coraopolis, PA 23226

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Raymond Pegram and Mary Pegram, TBD

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
025-03-0-032

SPECIAL WARRANTY DEED

Bradley S. Fields, an unmarried person, hereinafter grantor, whose tax-mailing address is **515 Catalina Drive, Nashville, TN 37217**, for $24,400.00 (Twenty Four Thousand Four Hundred Dollars and Zero Cents) in consideration paid, grants with covenants of limited warranty to **Raymond Pegram and Mary Pegram**, a married couple, as tenants by the entireties, hereinafter grantees, whose tax mailing address is **113 Donnawood Court, Hendersonville, TN 37075**, the following real property:

LOT NO. 4 ON THE PLAN OF THE F.G. HOOPER LOTS, OF RECORD IN BOOK 8250, PAGE 684, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF THE METES AND BOUNDS OF SAID LOT. BEING LOT NO. 49 ON THE REVISED MAP OF THE MONCRIEF SUBDIVISION OF THE ALLEN MATHES LANDS AT GOODLETTSVILLE. SAID LOT NO. 49 FRONTS 101 FEET ON THE EAST SIDE OF MONCRIEF AVENUE, RUNS BACK BETWEEN PARALLEL LINES, SHOWING 552 FEET ON THE SOUTH LINE AND 565 FEET ON THE NORTH LINE, AND SHOWS 100 FEET ON THE REAR LINE. BEING THE SAME REAL ESTATE CONVEYED TO ANGELA J. CAUGHENBAUGH BY DEED RECORDED 7/25/2003 AS INSTRUMENT NO. 20030725-0104379. BEING THE SAME REAL ESTATE CONVEYED TO BRADLEY S. FIELDS BY FINAL DECREE CONFIRMING SALE RECORDED 02-11-2014 AS INSTRUMENT NO. 20140211-0011899.
Property Address is: 435 Monterief Avenue, Goodlettsville, TN 37072

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a 20140211-0011899 recorded at Book _____, Page _____ in the Register's Office of Davidson County, Tennessee.

Parcel ID: 025-03-0-032

Executed by the undersigned on June 8th, 2016:

Dr. Bradley S. Fields

Bradley S. Fields

STATE OF TENNESSEE
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on June 8th, 2016 by **Bradley S. Fields** who is personally known to me or has produced drivers license as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Stacey Denson Palmer

Notary Public

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 5, 2019

Maximum principal indebtedness for Tennessee recording tax purposes is 24,400
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is _____, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 8th day of June, 2016.

Affiant

Bria Sawyers
Print Name

(Seal)

Stacy Denson Palmer
Notary Public

My commission expires:

_____

Stacy Denson Palmer
Print Name

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2016

Certificate of Authenticity

I, Dawn Marotti, 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.

Dawn Marotti

Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Tracy L. Suter, a notary public for this county and state, Dawn Marotti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tracy L. Suter

Notary's Signature

My Commission Expires: 10/24/17.

Notary's Seal (If on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Tracy L. Suter, Notary Public
Moon Twp., Allegheny County
My Commission Expires Oct. 24, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES