BILL GARRETT, Davidson County
Trans:T20160069488 DEEDWARR
Recvd: 08/11/16 09:07 2 pgs
Fees:13.00 Taxes:584.60
20160811-0083455

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00

Affiant

Subscribed and sworn to before me, this 10TH DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES: 5-27-2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Pegram	David Pegram	04800019500 &
	(NAME)	
2027 Wilson Lane	2027 Wilson Lane	04800019600
(ADDRESS)	(ADDRESS)	
Goodlettsville , TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Wanda June Henley, widow and Shannon Renee Noe, married, Tenants in Common with Right of Survivorship, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto David Pegram, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING TRACT NO. 5, ACCORDING TO A SURVEY MADE BY HAROLD COLE, SURVEYOR, MARCH 2, 1977, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE MIDDLE OF DRY FORK CREEK NORTH OF DRY FORK ROAD AND THE EASTERN MARK BOUNDARY OF LAWRENCE NEWELL; THENCE ALONG DRY FORK CREEK, SOUTH 39° 35' EAST A DISTANCE 01 122.08 FEET; THENCE LEAVING SAID CREEK AND CROSSING DRY FORK ROAD, SOUTH 46° 10' WEST A DISTANCE OF 369.09 FEET TO A POST; THENCE NORTH 83° 43' WEST A DISTANCE OF 1,267.13 FEET; THENCE NORTH 3° 44' EAST A DISTANCE OF 358.95 FEET TO AN IRON PIN; THENCE SOUTH 88° 23' EAST A DISTANCE OF 365 FEET; THENCE DUE SOUTH A DISTANCE OF 250 FEET TO A STAKE; THENCE SOUTH 86° 45' EAST A DISTANCE OF 575.98 FEET TO AN IRON PIN; THENCE NORTH 61° 23' EAST A DISTANCE OF 134.34 FEET TO A STAKE; THENCE SOUTH 45° 34' EAST A DISTANCE OF 103.62 FEET; THENCE NORTH 62° 45' EAST A DISTANCE OF 344.47 FEET TO A STAKE ACROSS DRY FORK ROAD; THENCE NORTH 30° 27' EAST A DISTANCE OF 24.71 FEET TO THE POINT OF BEGINNING, CONTAINING 7.90 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO WANDA JUNE HENLEY, WIDOW AND SHANNON RENEE NOE, MARRIED, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, BY DEED FROM WANDA JUNE HENLEY, WIDOW, OF RECORD IN INSTRUMENT NO. 20150804-0077475, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3943 Dry Fork Road, Whites Creek, TN 37189
(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

WARRANTY DEED
(Continued)

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/our hand(s) this 10th day of August, 2016.

Wanda June Henley

Shannon Renee Noe

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Wanda June Henley, widow and Shannon Renee Noe, married, Tenants in Common with Right of Survivorship, the herein 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, this the 10th day of August, 2016.

Notary Public

My Commission Expires: 5-27-2020

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

