BILL GARRETT, Davidson County
Trans:T20160087588 DEEDWARR
Recvd: 10/05/16 11:01 2 pgs
Fees:13.00 Taxes:1129.98
20161005-0105122

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Suite 290
Brentwood, TN 37027



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 21st day of September, 2016

Notary Public
Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
G.Vernon Pegram 6932 Scarlet Ridge Drive Brentwood, TN 37027	New owner	181-10-0A-168.00 CO

WARRANTY DEED

FOR AND IN 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/WE,

Lucas D. Bottorff

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

G.Vernon Pegram and Sheila V. Pegram, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Williamson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 422 on the Final Plat of Phase Four, Autumn Oaks Subdivision, as shown on plat of record in Instrument No. 20020523-0062993, as corrected in Instrument No. 20030110-0004644, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Lucas D. Bottorff, a single man, by Warranty Deed from Joel B. Tomas and wife, Lauren E. Tomas, dated 7/22/09 and recorded 7/29/09 in Instrument No. 20090729-0070935, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6932 Scarlet Ridge Drive, Brentwood, TN 37027.

Tara Bottorff hereby joins in the execution of this deed to convey any and all marital rights she/he may have.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 21st day of September, 2016.

Lucas D. Bottorff

Tara Bottorff

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lucas D. Bottorff and Tara Bottorff** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 21st day of September, 2016.

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Notary Seal)

Notary Public
My Commission Expires: 5/8/2018