THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170311325** J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $725,000.00. Affiant Subscribed and sworn to before me, this 12th day of April, 2017. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Thomas Peagler 600 Monroe Street Nashville TN 37208	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 082-09-0-038.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richard T. Boyd, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas Peagler**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the easterly 35 feet of Lot No. 18 on the Plan of the North Nashville Real Estate Company property, of record in Book 21, page 105, Register' s Office for Davidson County, Tennessee.

Said part of Lot No. 18 fronts 35 feet on the northerly side of Monroe Street and runs back between parallel lines with the westerly margin of 6th Avenue North, formerly High Street, 160 feet to an alley.

Being the same property conveyed to RICHARD T. BOYD, by deed from NNR, A GENERAL PARTERNSHIP EXECUTED BY BRIAN NEUHOFF AND JOSEPH BOYD NEUHOFF, PARTNERS, of record in Book 9705, page 784 , dated June 16, 1995 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 082-09-0-038.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 21, page 105, said Register's Office.

This is improved property located at 600 Monroe Street Nashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

BILL GARRETT, Davidson County
Trans:T20170031068 DEEDWARR
Recvd: 04/13/17 08:29 2 pgs
Fees:13.00 Taxes:2682.50
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And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of April, 2017.

Richard T. Boyd

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard T. Boyd, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of April, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018