THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 170411494**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $250,000.00. Affiant Subscribed and sworn to before me, this 20th day of April, 2017. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20170034624 DEEDWARR
Recvd: 04/25/17 09:53 2 pgs
Fees:13.00 Taxes:925.00
20170425-0040349

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 26, 2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Matthew William Thomas and Kelsey Rene Thomas 1213 Neelys Bend Road Madison TN 37115	New Owner	Tax Parcel ID No. 052-00-0-040.00

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, **Frank W. Pegram and wife, Kristin Pegram** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Matthew W. Thomas and Kelsey R Thomas, husband and wife**, ("Grantees"), their 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, and further described as follows; to-wit:

Being the southern part of Lot No. 7 fronting on Neelys Bend Road on the map showing the subdivision of Mrs. Margaret L. Compton's land and described according to a survey made by Robert L. Syler, P.E. on May 1,1969, as follows:

Beginning at a point in the northern margin of Neely's Bend at the southeast corner of Lot No. 6; thence with the line between Lot No. 6 and 7, N 30 deg. 22' E, 265.14 feet to an iron pin; thence with the line between Odom Sausage Co., Inc. and described property S 60 deg. 11' E, 150.00 feet to an iron pin in the boundary of Schoolside Heights Subdivision; thence with said boundary, S 31 deg. 01' W, 300.94 feet to an iron pin in the northern margin of Neelys Bend Road; thence with the margin of said Road, N 46 deg. 17' W, 150.00 feet to the beginning, containing 0.97 acres, more or less.

Being the same property conveyed to Frank W. Pegram and wife, Kristin Pegram by Warranty deed from June O. England, unmarried of record in Instrument No. 20141014-0095012 Register's Office for Davidson County, Tennessee, dated October 9, 2014 and recorded on October 14, 2014.

Taxes for the year 2017, a lien not yet due and payable.

This is improved property located at 1213 Neelys Bend Road Madison TN 37115

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.

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, Grantors have executed this instrument on this 20th day of April, 2017.

Frank W. Pegram

Kristin Pegram

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Frank W. Pegram and Kristin Pegram, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of April, 2017.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018