Record & return to:
THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M176305

BILL GARRETT, Davidson County
Trans:T20170038264 DEEDWARR
Recvd: 05/05/17 09:46 2 pgs
Fees:13.00 Taxes:947.20
20170505-0044648

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $256,000.00

Affiant

SONDRA REECE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me, this the 4th day of May, 2017.

Notary Public
My Commission Expires: 3/3/2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jean A. Thibodeau David M. Thibodeau 7737 Daniel Trace Nashville, TN 37221	NEW OWNER	126-15-0-A-096.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Justin Andrew Pendergrass, a married man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **David M. Thibodeau and Jean A. Thibodeau, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 115, SECTION TWO, BOONE TRACE AT BILTMORE, as shown on plat of record in Plat Book 9700, Pages 316 & 317 corrected in Book 10995, Page 618 and Book 11275, Page 885, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Daniel Meng to Devon C. Berry Pendergrass (and) Justin Andrew Pendergrass, wife and husband, as recorded on the 11th day of January, 2008 in Instrument No. 20080111-0003641, in the Register's Office of Davidson County, Tennessee. Further being the same property conveyed by Quitclaim Deed from Devon C. Berry Pendergrass and Justin Andrew Pendergrass to Justin Andrew Pendergrass, as recorded on the 16th day of August, 2011 in Instrument No. 20110816-0063088, in the Register's Office of Davidson County, Tennessee. Devon C. Berry Pendergrass and Justin Andrew Pendergrass having been granted a divorce pursuant to Final Decree in the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 10D2872.

Jordan Pendergrass joins in the execution of this instrument for the purpose of conveying any/all marital interest she may have in subject property by virtue of her marriage to Justin Andrew Pendergrass.

This is ☒ Improved OR ☐ Unimproved property located at: **7737 Daniel Trace, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantees who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 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. Whenever used, the singular number 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 4th day of May, 2017.

X _____
Justin Andrew Pendergrass

X _____
Jordan Pendergrass

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Justin Andrew Pendergrass and Jordan Pendergrass**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of May, 2017.

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires February 25, 2020

_____
Notary Public
My Commission expires: _____