BILL GARRETT, Davidson County
Trans:T20170059337 DEEDWARR
Recvd: 07/11/17 15:20 2 pgs
Fees:13.00 Taxes:1446.70
20170711-0069827

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee}
County of Davidson}

The actual consideration or value, whichever is greater for this transfer is: $ 391,000.00

Affiant Signature Laura Kathleen Odowd

Subscribed and sworn to before me on this the 10th day of July, 2017.

Notary Public

My Commission expires 6-19-21

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

NAME AND ADDRESS OF PROPERTY OWNER:
Donald R. Williams
Claire A. Williams
5749 Maudina Avenue
Nashville, TN 37209
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 103020D0070000

WARRANTY DEED

17NT00305

Effective the 10th day of July, 2017 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

PHILIP CHRISTIAN PEGGSAND LAURA KATHLEEN ODOWD,

HUSBAND AND WIFE

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

DONALD R. WILLIAMS AND CLAIRE A. WILLIAMS, HUSBAND AND WIFE

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in DAVIDSON COUNTY, Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 7 ON THE PLAN OF FINAL PLAT WESTLAND SQUARE SUBDIVISION OF RECORD IN PLAT AT INSTRUMENT NO. 20060425-0046951 AND REVISED IN INSTRUMENT NO. 200803050022004, IN THE REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO PHILIP CHRISTIAN PEGGS, UNMARRIED MAN BY WARRANTY FROM MICHAEL JASON GALLAHER AND MAIA LINDSEY MEYER, HUSBAND AND WIFE AS RECORDED 7-17-14 AS INSTRUMENT NO. 20140717-0063505.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS:
5749 MAUDINA AVE., NASHVILLE, TN 37209.

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 10th day of July, 2017.

Phillip Christian Peggs

State of Tennessee}
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Phillip Christian Peggs, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 10th day of July, 2017.

Notary Public

My commission expires: 6-19-21

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Witness our hands this the 10th day of July, 2017.

Laura Kathleen Odowd

State of Tennessee}
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Laura Kathleen Odowd, the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained. Witness my hand and official seal at office, this the 10th day of July, 2017.

Notary Public

My commission expires: 6-19-21

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD