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

Davidson County DEEDWARR
Recvd: 07/27/17 12:05 3 pgs
Fees:18.00 Taxes:1317.73
20170727-0076205

State of Tennessee}
County of Davidson}

The actual consideration or value, whichever is greater for this transfer is: $ 356,142.00

James P. O'Dowd Sandra A. O'Dowd
Affiant Signature

Subscribed and sworn to before me on this the 21st day of July, 2017.

Tonya Greer
Notary Public

My Commission expires 6/19/21

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

NAME AND ADDRESS OF PROPERTY OWNER:
Philip Christian Peggs
Laura K. Peggs
708 Croley Dr.
Nashville, TN 37209
SEND TAX BILLS TO:
New Owner
MAP AND PARCEL NUMBER: Tax ID #: 09008014900

WARRANTY DEED

17NT00309

Effective the 21st 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,

JAMES P. O'DOWD AND WIFE, SANDRA A. O'DOWD

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

PHILIP CHRISTIAN PEGGS AND LAURA K. PEGGS, 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:

SITUATED IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 11 ON THE PLAN OF SUBDIVISION OF LOT NOS. 28 & 30 OF THE B.F. COCKRILL ESTATES OF RECORD IN BOOK 332, PAGE 2, REGISTER'S OFFICE FOR DAVIDSON COUNTY, INDIANA, TO WHICH PLAN REFERENCE IS HEREBY MADE.

BEING THE SAME PROPERTY CONVEYED TO JAMES P. O'DOWD AND WIFE, SANDRA A. O'DOWD BY WARRANTY DEED FROM WILLIAM H. RAGAN II AND WIFE, CHARLOTTE RAGAN AS RECORDED 7-26-06 AS INSTRUMENT NO. 20060726-0089932.

This is improved property commonly known as 708 CROLEY DR., 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 21day of July, 2017.

James P. O'Dowd

James P. O'Dowd

State of Tennessee}
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, James P. O'Dowd, 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 21st day of July, 2017.

Notary Public

My commission expires: 6.19.21

TONYA GREER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Sandra A. O'Dowd

Sandra A. O'Dowd

State of Tennessee}
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Sandra A. O'Dowd, 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 21st day of July, 2017.

Notary Public

My commission expires: 6-19-21

TONYA GREER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Certificate of Authenticity

I, Edward A. Cooper, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-5-18.

Notary's Seal (if on paper)

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY