PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

WARRANTY DEED

MARY ANN HARDAWAY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-29-2020

O-VRES-18-221

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $223,600.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Matthew Gregg and Callie Gregg	**FirstBank**	
(NAME)	(NAME)	**026-09-0-035.00**
221 Cima Dr.	**318 Seaboard Ln, Ste 205**	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	**Franklin, TN 37067**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHRISTOPHER W. PEGRAM AND WIFE, LISA PEGRAM,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATTHEW GREGG AND CALLIE GREGG, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Section 5, Clark Place of record in Plat Book 2331, Page 159, in the Register's 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 Christopher W. Pegram and wife, Lisa Pegram by Warranty deed from Marsha O'Neal, Trustee of The Elizabeth G. Lundy Special Needs Trust of record in Instrument No. 20141010-0093992 Register's Office for Davidson County, Tennessee, dated October 03, 2014 and recorded on October 10, 2014.

This conveyance is subject to:
- Taxes for the year 2018 and thereafter, a lien not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 2331, Page 159, Register's Office for Davidson County, Tennessee;
- Restrictions of record in Book 2634, Page 569, in the Register's Office for Davidson County, Tennessee;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **221 Cima Dr., Goodlettsville, Tennessee 37072**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against 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.

Bill Garrett Davidson County
Batch# 91409 DEEDWARR
05/14/2018 10:21:29 AM 2 pgs
Fees: $13.00 Taxes: $827.32

20180514-0045750

Witness my/our hand(s) this the 10th DAY OF MAY, 2018.

Christopher W. Pegram

Lisa Pegram

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTOPHER W. PEGRAM, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of May, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LISA PEGRAM, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of May, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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