STATE OF Tennessee
COUNTY OF Davidson

Karen Y Johnson Davidson County
Batch# 156700 DEEDWARR
11/05/2018 11:04:05 AM 2 pgs
Fees: $13.00 Taxes: $370.00
20181105-0109427

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of November, 2018.

Notary Public
MY COMMISSION EXPIRES: 6/21/22
File No. G18-3741

K NIXON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
David R. Pegram (NAME)	David R. Pegram (NAME)	60-40
2916 Dickerson Road (STREET ADDRESS)	2027 Wilson Lane ~~2916 Dickerson Road~~ (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Millersville TN 37072 ~~Goodlettsville, TN 37072~~ (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Raymond M. Pegram and wife, Mary E. Pegram**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David R. Pegram, a married man**, 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, lying in the 12th, formerly 17th, Civil District of said County, and being part of Lot No. 1 on the Plan of the Division of the Lands of Claiborne Y. Hooper, decesed, as of record in Minute Book "A", page 693, and Minute Book "C", page 400, Chancery Court at Nashville and described according to a survey made by S. R. Sanford, January 13, 1937, as follows: Beginning at a stone wall on the westerly margin of the Dickerson Pike at the southeast of the J.G. Creveling property; thence with the southerly line of said Crevaling property North 83 degrees 40' West 544.46 feet to a pike of stones; thence South 67 degrees East 543.56 feet to stone post on the westerly margin of Dickerson Pike; thence with said Pike, North 15 1/4 degrees East 164 feet to the beginning.

Being the same property conveyed to Raymond M. Pegram and wife, Mary E. Pegram by Deed dated May 2, 1974 from Duke Ray and wife, Martha D. Ray, recorded May 3, 1974, in Book 4811, Page 868, in the Official Records of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2916 Dickerson Road, Goodlettsville, TN 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 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.

Witness my/our hand(s) this 2nd day of November, 2018.

Raymond M. Pegram

Raymond M. Pegram

Mary E. Pegram

Mary E. Pegram

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of November, 2018, before me personally appeared Raymond M. Pegram and Mary E. Pegram, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand, at office, this 2nd day of November, 2018.

D. TODD SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-27-2022

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066