Karen Johnson Davidson County
Batch# 247277 DEEDWARR
06/24/2019 09:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,960.63
20190624-0060618

#34838

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $529,900.00. Affiant Subscribed and sworn to before me, this 21st day of June, 2019. Notary Public My commission expires: October 7, 2019

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
1535 W. Northfield Blvd, Ste 2, Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Oliver Peglow and Kristin G. Peglow	New American Funding	**073-13-0Q-002.00-CO**
1512 B Rosebank Ave	1795 International Way	
Nashville, TN 37206	Idaho Falls, ID 83402	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Richard B. Fletcher and Lisa Fletcher, husband and wife,

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Oliver Peglow and Kristin G. Peglow, husband and wife,

(hereinafter called the "Grantee"), his 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 Unit 1512 Unit B as shown on the plan attached as Exhibit B to the Declaration of Covenants, Conditions and Restrictions for 1512 and 1514, Rosebank Commons, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20170317-0026258, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Domus Builders, LLC by Warranty deed from Domus Partners, LLC of record in Instrument No. 20170317-0026261 Register's Office for Davidson County, Tennessee, dated March 03, 2017 and recorded on March 17, 2017.

Being the same property conveyed to Richard B. Fletcher and Lisa Fletcher, husband and wife by Warranty deed from Domus Builders, LLC of record in Instrument No. 20180913-0090750 Register's Office for Davidson County, Tennessee, dated September 07, 2018 and recorded on September 13, 2018.

This is improved property known as **1512 B Rosebank Ave, Nashville, TN 37206.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 21st day of June, 2019.

Richard B. Fletcher

Lisa Fletcher

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Richard B. Fletcher and Lisa Fletcher, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 21st day of June, 2019.

Notary Public
My Commission Expires: 4/16/21

Danielle Marie Crane
State of Tennessee
Notary Public
Rutherford County

SolomonParks File No. 19-000264-527

True Copy Certification

I, GEORGE E. MUDTER JR., 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.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., 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: October 7, 2019
Notary Seal:

