Karen Johnson Davidson County
Batch# 381318 DEEDWARR
04/03/2020 07:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20200403-0035729

This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 7-20-6651

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $415,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of April, 2020.

Notary Public
My Commission Expires: 10-13-22

CHERYL A DILLON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mark Fletcher Ragland and Carloyn Elizabeth Ragland 708 Croley Dr. Nashville, TN 37209	SWBC Mortgage Corporation 9311 San Pedro Ave, Suite 100 San Antonio, TX 78216	090080O00200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Philip Christian Peggs and Laura K. Peggs, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Mark Ragland and Carolyn Ragland, husband and wife, tenancy by the entirety**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain private element unit situated in Davidson County, Tennessee, and further known as Unit B, together with the appurtenant common elements, of Croley Square Townhomes, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Croley Square Townhomes, a horizontal property regime with private elements, of record in Instrument No. 20161110-0119187, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being also depicted on the site plan of Croley Square Townhomes, attached as exhibit to said Declaration. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Croley Square Townhomes provided in said Declaration, together with the By-Laws appended thereto, the aforementioned site plan, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being a portion of the property conveyed to Philip Christian Peggs and Laura K. Peggs, husband and wife by Warranty Deed from James P. O'Dowd and wife, Sandra A. O'Dowd, dated July 21, 2017, recorded July 27, 2017, of record in Instrument No. 20170727-0076205, Register's Office for Davidson County, Tennessee.

This is improved property located at: **708 Croley Drive, Nashville, TN 37209**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the

Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of April, 2020

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GRANTOR:

Philip C. Peggs

Laura K. Peggs

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Philip C. Peggs and Laura K. Peggs, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 1st day of April, 2020.

Notary Public
My Commission expires: 10-2-23

Certificate of Authenticity

I, Lisa K.R. Wagner, 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.

Lisa K R Wagner

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Cheryl A Dillon, a notary public for this county and state, LISA K R Wagner 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: 12-13-22.

Notary's Seal (If on paper)

CHERYL A DILLON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY