Karen Johnson Davidson County
Batch# 387897 DEEDWARR
04/20/2020 08:19:09 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200420-0040840

THIS DOCUMENT PREPARED BY **BRIAN SHELTON** Carter Shelton Jones, PLC 2021 Richard Jones Road, Suite 240 Nashville, Tennessee 37215	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(F).**

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers
Sheila Vaughn Pegram, Trustee of the Pegram Family Revocable Trust dated April 15, 2020 6932 Scarlet Ridge Drive Brentwood, TN 37027	Sheila Vaughn Pegram, Trustee of the Pegram Family Revocable Trust dated April 15, 2020 6932 Scarlet Ridge Drive Brentwood, TN 37027	181-10-0A-168.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, G. Vernon Pegram and Sheila V. Pegram, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by Sheila V. Pegram (being the spouse of G. Vernon Pegram), have bargained and sold, and by these presents do transfer and convey unto **Sheila Vaughn Pegram, Trustee of The Pegram Family Revocable Trust dated April 15, 2020**, and to the successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors, heirs and assigns, all of the Grantors' right, title and interest

in and to real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

New legal descriptions were not prepared for this transaction. The legal descriptions are the same as the previous instruments of record. Grantors and Grantee acknowledge that this Deed was prepared from information in prior deeds; that no request was made that Brian S. Shelton or Carter Shelton, PLC perform a title examination; and that neither Brian S. Shelton nor Carter Shelton, PLC shall have any liability for the status of the title to the property or for the accuracy of such information.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantee.

2. Any matters of record.

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, the Grantee's successors, heirs and assigns, forever; and the Grantors covenant with the said Grantee that the Grantors are lawfully seized and possessed of said real property, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantors further covenant and bind the Grantors, the Grantors' heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantee, the Grantee's successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 15th day of April, 2020.

G. Vernon Pegram

Sheila V. Pegram

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, G. Vernon Pegram and Sheila V. Pegram., with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of April, 2020.

My Commission Expires: 11/6/2021

Notary Public

BRIAN S SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 422 on the Final Plat of Phase Four, Autumn Oaks Subdivision, as shown on plat of record in Instrument No. 20020523-0062993, as corrected in Instrument No. 20030110-0004644, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular dsecription.

Being the same property conveyed to G. Vernon Pegram and Sheila V. Pegram. Husband and wife, by Warranty Deed dated September 21, 2016, from Lucas D. Bottorff, of record as Instrument Number 20161005-0105122, in the Register's Office for Davidson County, Tennessee.