Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 400296 DEEDWARR
05/14/2020 02:33:51 PM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20200514-0050255

39-B
File #20-1176

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John Peregoy and Logan Hayes, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jane M. Brittingham, an unmarried woman,** hereinafter called the **Grantee**, Grantee's 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 part of Lots Nos. 21 & 22 on the Plan of Maplewood Manor Subdivision, as of record in Book 547, page 102, Register's Office for said County, being Lot No. 4 on the re-subdivision of said lots No. 21 & 22, described according to a survey made by Norris H. Hickerson, surveyor, May 7, 1952, as follows: Said lot No. 4 begins at an iron pin on the westerly margin of Woodfin Avenue at a point 184 feet south of the southerly margin of Virginia Avenue, thence with the westerly margin of said Woodfin Avenue south 20 degrees 07' West 70 Feet to an iron pin; thence North 70 degrees 10' West 190 feet; Thence Northwardly 70 feet; Thence Eastwardly 190 feet to the beginning.

Being the same property conveyed to John Peregoy and Logan Hayes, married, by deed from Jeremy S. Thompson and Jessica Thompson, husband and wife, dated June 16, 2015, of record in Inst. No. 20150724-0072920, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 4003 Burrus Street, Nashville, TN 37216.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Jane Brittingham
4003 Burrus Street
Nashville, TN 37216

RESPONSIBLE FOR TAX PAYMENT
new owner

TAX MAP-PARCEL #:
061-11-0-052.00

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-P-20-4003

WITNESS THE EXECUTION HEREOF this 12th day of May, 2020.

John Peregoy

Logan Hayes

State of Tennessee)
County of Davidson)

On this 12th day of May, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named John Peregoy and Logan Hayes, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA X. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 325,000.00.**

Affiant

Sworn and subscribed before me on this the 12th day of May, 2020.

Notary Public

My Commission Expires: 1/8/24

BRIANA GAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024