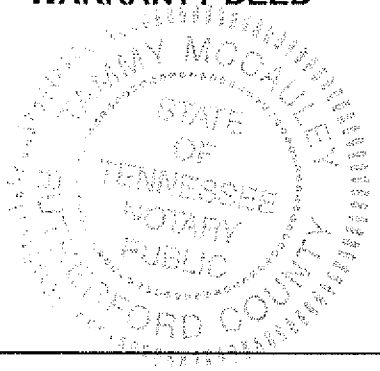
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF OCTOBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 8/22/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wayne B. McDonald	First Community Mtg.	181-10-OA-168.00
(NAME)	(NAME)	
6932 Scarlet Ridge Drive	202 Robert Rose Dr.	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Murfreesboro TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 490574 DEEDWARR
10/06/2020 02:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,407.48
20201006-0115834

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Sheila Vaughn Pegram, Trustee of the Pegram Family Revocable Trust** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Wayne B. McDonald and Deborah L. McDonald, husband and wife** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

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 description.

Being the same property conveyed to G.Vernon Pegram, and Sheila V. Pegram, husband and wife by Warranty Deed dated 09/21/2016 from Lucas D. Bottorff of record in Instrument 201610050105122, Register's Office for Davidson County, Tennessee.

AND

Further being the same property conveyed to Sheila Vaughn Pegram, Trustee of The Pegram Family Revocable Trust dated April 15, 2020 by Warranty Deed dated 04/15/2020 from G. Vernon Pegram and Sheila V. Pegram of record in Instrument 202004200040840, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) All matters as set forth per Plat at Instrument 200205230062993, corrected by Surveyor's Correction Instrument 200301100004644, and corrected by Surveyor Certificate of Correction at Instrument 200309030127451, (2) Restrictions of record in Instrument 200109120099443, as amended of record in Instrument 200305130064238, as amended of record in Instrument 201004140028160, as amended of record in Instrument 201012060096935, (3) Ingress/Egress Easement of record in Book 261, Page 284, (4) Easement of record in Book 475, Page 547, (5) Right of Way Agreement of record in Book 2245, Page 271, (6) Contract of Easement and Furnishing of Water of record in Book 3376, Page 239, (7) Ingress/Egress Easement of record in Book 6704, Page 397, said Register's Office.Deed Restrictions of record in Book 6704,

Page 397, and amended by Book 6968, Page 30, (8) Partial Release Right of Way Easement of record in Book 6968, Page 25, (9) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Easement of record in Book 9343, Page 196, (10) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Easement of record in Book 9343, Page 199, (11) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Easement of record in Book 11217, Page 799, (12) Charter of record in Instrument 200109120099442, (13) Notice of Acceptance of Public Infrastructure of record in Instrument 201012070097329, (14) Notice of Completion filed on 07/01/2003 in Instrument 200307010090995, said Register's Office, and evidence that no timely liens have been filed with the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 6932 Scarlet Ridge Drive, Brentwood, TN 37027

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 5th day of October, 2020 .

The Pegram Family Revocable Trust

Sheila Pegram

Sheila Vaughn Pegram, Trustee

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sheila Vaughn Pegram with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who proved himself/herself to be the Trustee of The Pegram Family Revocable Trust, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 5th day of October, 2020 .

Notary Public:

My Commission Expires: February 20, 2023

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

File No.: 922499
Warranty Deed TN

True Copy Certification

I, **Felicia Waldron,** do hereby make oath that I am a licensed attorney and /or the custodian of electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, **Tammy McCauley,** a notary public for this county and state, **Felicia Waldron** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 8/22/21

Notary Seal

