SPECIAL WARRANTY DEED

ELAINE EVERSMEYER State of Tennessee Notary Public DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,400.00

Katrina Lewis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF Dec. 2005.

Elaine Eversmeyer
Notary Public

MY COMMISSION EXPIRES: 1.22.09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC 7100 Executive Center Drive Brentwood, TN 37027

F-3764

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
~~Phil Segraves~~ Philip S. Segraves (NAME)	Citizens Bank (NAME)	150-09-0-A 071.00 CO
5408 Reagan Run (ADDRESS)	130 South Broad St. (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	New Tazewell, TN 37825 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, Household Financial Center Inc. SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO ~~Phil Segraves~~ Philip S. Segraves and wife, Monica Ergueta-Segraves AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT 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. 225 on the plan of Forest View Park, Section VIII of record in Plat Book 6900, Page 633, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Household Financial Center, Inc., by Substitute Trustee's Deed, dated September 1, 2005 and recorded 09/12/2005 at Instrument No. 20050912-0109233, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3540 Calais Circle, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Phil Segraves and his/her/their assigns, forever.

Said Household Financial Center Inc., warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Household Financial Center Inc., has executed this deed this 16th day of November, 2005.

Household Financial Center Inc.

Maria I. Ortega
Asst. Vice President

Maria I. Ortega
Asst. Vice President

Davidson County DEEDWARR
Recvd: 12/16/05 08:26 2 pgs
Fees:13.00 Taxes:475.08

20051216-0150961

STATE OF ~~LOS ANGELES~~ California

COUNTY OF Los Angeles

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Maria I. Ortega Asst. Vice President, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath(s) acknowledged himself/herself to be the Maria I. Ortega Asst. Vice President respectively of the Household Financial Center Inc., the within named bargainor, a corporation, and that he/she as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of November, 2005.

Commission expires: 5/22/2009

CALIFORNIA Notary Public

PASCUAL L. CASTILLO
Commission # 1581402
Notary Public - California
Los Angeles County
My Comm. Expires May 22, 2009

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027