File No. 260300964

WARRANTY DEED

JAMIE CRUTCHFIELD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 116,000.00

Melissa R. White
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26TH DAY OF MAY, 2006.

Jamie Crutchfield
Notary Public

MY COMMISSION EXPIRES: 3/31/07
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/01/06 14:10 2 pgs
Fees:13.00 Taxes:429.20

20060601-0064576

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
613 Potomac Place, Suite 201
Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip S. Segraves	First Horizon Home Loan Corporation	162-12-0-002.00
(NAME)	(NAME)	
5408 Reagan Run	P.O. Box 7481	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Springfield, Ohio 45501	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Debra E. Frazier, a single woman**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Philip S. Segraves, married**, HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND 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 all of Lot No. 4, on the Plan of Bell Trace Section One, as shown by plat appearing of record in Book 5210, Page 36, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said property.

Being the same property conveyed to Debra E. Frazier by Warranty Deed dated April 28, 1994 of record in Book 9326, Page 821, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Restrictive covenants of record in Book 5323, Page 770; Book 5324, Page 211 and Book 5370, Page 114; All matters shown on the plan of record in Book 5210, Page 36; all in the Register's Office for 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 ☒ property, known as 5300 Hickory Park Drive, Antioch, TN 37013
(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 heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), His 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.

Witness my hand this 26th day of May, 2006.

Debra E. Frazier

FILE BOX 45

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Debra E. Frazier the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 26th day of May, 2006.

Commission expires: 3/18/08

Notary Public

File Number: 260300964

RETURN TO:

Southern Title Services
613 Potomac Place, Suite 201
Smyrna, TN 37167

