File No. 20070138

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/30/07 10:45 2 pgs
Fees:13.00 Taxes:554.63
20070430-0050983

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF APRIL, 2007.

Notary Public

MY COMMISSION EXPIRES: 5-27-07
(AFFIX SEAL)

SHARON L. RINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth A. Carroll	ABN AMRO Mortgage Group, Inc.	150-9A-71.00 CO
(NAME) 3540 Calais Circle	(NAME) 1201 East Lincoln	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Madison Heights, MI 48071	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Philip S. Segraves and wife, Monica Ergueta-Segraves, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elizabeth A. Carroll, HEREINAFTER CALLED THE GRANTEES, THEIR 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 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 Philip S. Segraves and wife, Monica Ergueta-Segraves by Special Warranty Deed from Household Financial Center, Inc., dated November 16, 2005 and recorded on December 16, 2005 in Instrument No. 20051216-0150961, Register's Office, Davidson County, Tennessee.

Philip S. Segraves executed this instrument on behalf of Monica Ergueta-Segraves pursuant to a Power of Attorney of record in Instrument No. 20070430 0050982 Register's Office, Davidson County, Tennessee.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.

Subject to easements of record in Book 2244, Page 13; Book 3463, Page 126; Book 3852, Page 679; Book 4607, Page 424; Book 4947, Page 538; Book 8421, Page 990 and 995, said Register's Office.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 7079, page 472; Book 7235, Page 411; Book 7522, Page 905; and Book 9029, Page 983, said Register's Office.

The legal description contained herein is the same as in the previous deed of record.

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 the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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 our hands this 26th day of April, 2007.

Philip S. Segraves

Monica Ergueta-Segraves BY Philip S. Segraves, Attorney-in-Fact AIF

File No. 20070138
STATE OF TENNESSEE

COUNTY OF SUMNER

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

Witness my hand and official seal this 26th day of April, 2007.

Commission expires: 9/27/08

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Philip S. Segraveswith whom I am personally acquainted and who acknowledged that he executed the within instrument on behalf of Monica Ergueta-Segraves as her Attorney in Fact as the free act and deed of the within named Monica Ergueta-Segraves.

Witness my hand and official seal this 26th day of April, 2007.

Commission expires: 9/27/08

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

AFTER RECORDING RETURN TO: