9.50

File No. 20070088

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF APRIL, 2007.

Notary Public

MY COMMISSION EXPIRES: 10/07/09

(AFFIX SEAL)

RACHEL ATKINSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Ret

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
Phillip S. Segraves	First Horizon Home Loan Corporation d/b/a First Tennessee Home Loans	150-11-83.00
(NAME)	(NAME)	
5408 Reagan Run	1555 W. Walnut Hill Lane	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Irving, TX 75038	
(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, The 3317 New Towne Home Road Trust, L&O Farms, LLC, Trustee, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillip S. Segraves, 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. 154 on the Plan of Towne Village of the Country, Section Two, of record in Book 5200, Pages 176 and 177, Register's Office for said County.

Said Lot No. 154 fronts 90 feet on the westerly margin of New Towne Road, and extends back 132.35 feet on the northerly line, and 95.0 feet on the southerly line, to a line on the rear on which it measures 63.93 feet.

Being the same property conveyed to Phillip S. Segraves by deed from The 3317 New Towne Home Road Trust, L&O Farms, LLC, Trustee, of record in Instrument No., Register's Office, Davidson County, Tennessee.

Being the same property conveyed to The 3317 New Towne Home Road Trust, L&O Farms, LLC, Trustee by deed from Brian Anderson, sole heir at law of the Estate of Kevin Louis Anderson, dated February 15, 2007 and recorded on February 23, 2007 in Instrument No. 20070223-0022706, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Record Book 5456, page 511, said Register's Office.

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

Davidson County DEEDWARR
Recvd: 04/30/07 10:58 2 pgs
Fees:13.00 Taxes:314.50

20070430-0051009

unimproved ☐

This is improved ☒ property, known as 3317 New Towne Road, 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.

File No. 20070088

Witness my hand this 19th day of April, 2007.

The 3317 New Towne Home Road Trust, L&O Farms, LLC, Trustee

By: _____
Dan Lain, Managing Member

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Dan Lain with whom I am personally acquainted and who upon his/her oath acknowledged himself/herself to be the Managing Member of L&O Farms, LLC, the within named bargainor, and limited liability company, and that he/she as such Managing Member being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Dan Lain as such Managing Member.

Witness my hand and official seal this 19th day of April, 2007.

Commission expires: 10/28/09

_____
Notary Public

AMANDA DEAN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY