File No. 20070186

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/12/07 10:07 2 pgs
Fees:13.00 Taxes:240.50
20070612-0070259

RACHEL ATKINSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES: 10/07/09
(AFFIX SEAL)

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 Segraves	New Owner	43-13-119.00
(NAME)	(NAME)	
5408 Reagan Run		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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 431 Maple Street Trust, L&O Farms, LLC, as Trustee, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillip 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:

Being Lot No. 18 of Block "D" on the map of Forest Park Subdivision, as of record in Plat Book 843, Page 44, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to The 431 Maple Street Trust, L&O Farms, LLC, as Trustee, by Warranty Deed from Joshuar David Moore and Bryan Matthew Moore, heirs at law of David Lynn Moore, deceased, dated April 26, 2007, and recorded on April 30, 2007, of record in Instrument No. 20070430-0051007, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 431 Maple Street, Madison, TN 37115
(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 my hand this 18th day of May, 2007.

The 431 Maple Street Trust, L&O Farms, LLC, as Trustee

By:
Dan Lain, Managing Member

File No. 20070186

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 oath acknowledged himself to be the Managing Member of L&O Farms, LLC, the within named bargainor, and limited liability company, and that he 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 18th day of May, 2007.

Commission expires: 10/28/09

Amanda Dean
Notary Public

AMANDA DEAN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY