BILL GARRETT, Davidson County
Trans:T20110018388 DEEDWARR
Recvd: 03/29/11 15:59 2 pgs
Fees:13.00 Taxes:501.35
20110329-0024239

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of March, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

DANA DELWO... STATE OF TEN... NOTARY PUBLIC ... COUNTY

File No.: ALW-11-274

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul M. Nasri and Patrick Nasri	WR Starkey Mortgage	92-13-264.00
(NAME)	(NAME)	
274 38th Avenue North	5055 W. Park Blvd. #300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Plano TX 75093	
(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/WE, **SEGOIDE, LLC**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and conveyed unto, **Paul M. Nasri , an unmarried man, and Patrick J. Nasri, an unmarried man, as** Tenants in Common with* , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

*right of survivorship

Land in Davidson County, Tennessee, being Lot 74, VALLEY VIEW SUBDIVISION, SECTION TWO, as shown on plat of record in Plat Book 2330, Page 103, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Segoide, LLC, a Tennessee limited liability company by Warranty Deed from Janice Cole, Administratrix of The Estate of Katherine Edith Duncan and David D. Duncan, unmarried, recorded on the 24th day of November, 2009 in Instrument Number 20091124-0107946, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

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 and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 274 38th Avenue North, Nashville, TN 37209
(House Number) (Street) (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 GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 23rd day of March, 2011.

Segoide, LLC

BY: _____
Roy Zent, Chief Manager

STATE OF Tennessee
COUNTY OF Davidson

On this the 23rd day of March, 2011, before me personally appeared Roy Zent, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Chief Manager of Segoide, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23rd day of March, 2011.

_____
Notary Public
My Commission Expires: 01/07/2013

AMANDA VAUGHN
State of Tennessee
Notary Public
DAVIDSON COUNTY

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171