BILL GARRETT, Davidson County
Trans:T20110071819 DEEDWARR
Recvd: 11/14/11 15:11 2 pgs
Fees:13.00 Taxes:166.50
20111114-0088896

This instrument prepared by:
Mark A. Ellmore, Attorney at Law
1909 Lebanon Pike
Nashville, Tennessee 37210

Address of New Owner:
Mery Pereira Fuentes
546 A&B Rural Road
Nashville, TN 37217

Send tax bill to:
SAME

Map/Parcel Numbers:
136-13-12

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Philip Scott Segraves, married** (the "Grantor") has bargained and sold, and by these presents do transfer and convey unto **Mery Pereira Fuentes, unmarried** (the "Grantee"), his successors and assigns, all of Grantor's right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described hereto and incorporated herein by reference, and all improvements, and appurtenances, hereditaments, development rights, privileges and easements belonging thereon (the "Property").

LOCATED in DAVIDSON COUNTY, TENNESSEE and more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 88 on the Plan of Edge-O-Lake Estates, Section 4, as of record in Book 3600, Pages 87 and 88, 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 Phillip Scott Seagraves by Cash Deed from Henry G. Cisneros, Secretary of Housing and Urban Development, of Washington, D.C., dated October 8, 1993, and filed of record in Book 9112, Page 975, Register's Office for Davidson County, Tennessee.
The said Phillip Scott Seagraves and Philip Scott Segraves being one and the same person.

Property known as 546 A&B Rural Road, Nashville, TN 37217.

Source of legal description is from existing documents. No new survey was completed.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any way appertaining to Grantee, its beneficiaries, forever in fee simple.

Grantor further covenant that Grantor are the lawfully seized and possessed of said real estate, have full and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and assumed by the Grantee, subject to all matters on the Plat of record in Book 3600, Page 87, Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, this conveyance has been executed on the 10th day of November, 2011.

Philip Scott Segraves
Philip Scott Segraves

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Philip Scott Segraves, 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, in Nashville, Tennessee, this 10th day of November, 2011.

Notary Public

My commission expires: 11-17-2014

CINDY J. FOX
STATE
TENNESSEE
NOTARY
PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby affirm that the actual consideration for this transfer or value of property (whichever is greater) is $45,000.00.

Monica Esquito Segraves
Affiant

Subscribed and sworn to before me, this 10th day of November, 2011.

Notary Public

My commission expires:
11-17-2014

CINDY J. FOX
STATE
OF
TENNESSEE
NOTARY
PUBLIC
WILLIAMSON COUNTY