WARRANTY DEED

RETURN TO
Memorial Title, LLC
1630 NW Broad St. Suite D
Murfreesboro, TN 37129
File # 01451-1130

Carol T. Holmes
State Of Tennessee Notary Public
County of Rutherford

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of November, 2011.

Carol M Holmes
Notary Public

MY COMMISSION EXPIRES: June 03, 2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Memorial Title, LLC, 2630 Memorial Blvd., Ste 203, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Philip Wayne McClerkin	SAME	14906000200
(NAME)	(NAME)	BILL GARRETT, Davidson County Trans:T20110074475 DEEDWARR Recvd: 11/28/11 09:02 2 pgs Fees:13.00 Taxes:360.75 20111128-0092031
4933 Pebble Creek Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013-1815		
(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, we, **Condell P. Segovia and wife, Sharon S. Segovia**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Philip Wayne McClerkin**, hereinafter called the GRANTEE(S), his heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Lot No. 44 on the Plan of Pebble Creek Subdivision, Section One, of record Plat Book 5210, page 72, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Condell P. Segovia and wife, Sharon S. Segovia by Deed from Claude Talley and Rena S. Talley, dated 07/31/1992 and filed for record on 08/04/1992 in Book 8692, Page 645, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1. All matters as set forth per Book 5210, Page 72; 2. Restrictions of record in Book 5446, Page 678, Book 5334, Page 514, Book 5634, Page 489 and Book 5652, Page 375, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4933 Pebble Creek Drive, Antioch, TN 37013-1815
(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 GRANTEE(S), his heirs and/or 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), his heirs and/or 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 23rd day of November, 2011.

Cordell P. Segovia

Sharon S. Segovia

State of Tennessee
County of Rutherford

Personally appeared before me Cordell P. Segovia and Sharon S. Segovia, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 23rd day of November, 2011.

Notary Public Memorial Title, LLC
My Commission Expires: June 03, 2012

Carol I. Holmes
State Of Tennessee Notary Public
County of Rutherford

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