WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110079629 DEEDWARR
Recvd: 12/16/11 09:38 2 pgs
Fees:13.00 Taxes:236.80
20111216-0097985

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of December, 2011.

Notary Public

MY COMMISSION EXPIRES: 8/3/15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Segoide, LLC	Segoide, LLC	103060A02600CO
(NAME)	(NAME)	
1824 Cromwell Drive	1824 Cromwell Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(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, **S & J Investments of Franklin L L C**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Segoide, LLC**, hereinafter called the GRANTEE(S), their heirs and/or 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 Unit No. C-4, as shown on the plan of Dunham's Station Condominium, a Horizontal Property Regime, filed as Exhibit A-2 to and established by the Master Deed of record in Book 6697, Page 901, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to S & J Investments of Franklin LLC by Deed from Joseph D. Johnson, Jr. and Richard W. Sebastian, dated 12/19/1997 and filed for record on 12/30/1997 in Book 10738, Page 224, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 2330, Page 95, said Register's Office.

Restrictions of record in Book 2541, Page 577, said Register's Office.

Master Deed and By-Laws filed for record in Book 6697, Page 901, said Register's Office. Said Master Deed was amended of record in Book 8729, Page 537, said Register's Office.

Charter of record in Book 6621, Page 405, said Register's Office.

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

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 246 White Bridge Pike, C4, Nashville, TN 37209
(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), their 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), their 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 my hand this 13th day of December, 2011.

S & J INVESTMENTS OF FRANKLIN L L C

Richard W. Sebastian
Sec/Treas

State of Tennessee
County of ~~Wilson~~ Davidson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Richard W. Sebastian with whom I am personally acquainted and who upon his oath acknowledged himself to be the Secretary/Treasurer of S & J Investments of Franklin, LLC the within named bargainer, a corporation, and that, Richard W. Sebastian as such Secretary/Treasurer, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Richard W. Sebastian as such Secretary/Treasurer.

Witness my hand and Official seal this 13th day of December, 2011.

Notary Public
My Commission Expires:



NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
November 7, 2012
STATE OF TENNESSEE

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122