WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 50,000.00

AFFIANT

BILL GARRETT, Davidson County
Trans:T20120016509 DEEDWARR
Recvd: 03/06/12 12:48 2 pgs
Fees:13.00 Taxes:185.00
20120306-0019592

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY of MARCH, 2012.

KORYNA PRADO STATE OF TENNESSEE NOTARY AFFIX SEAL DAVIDSON COUNTY

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/8/12

THIS INSTRUMENT WAS PREPARED BY:
Doug Ogburn, 5413 Sterling Oaks Drive, Brentwood , TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP-PARCEL NUMBERS: 101-4
Mery Nancy Pereira Fuentes	New Owner	Parcel ID: 136
546 A Rural Hill Road		
Nashville TN 37217		

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, Philip S. Segraves and wife, Monica Ergueta-Segraves

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MERY PEREIRA FUENTES HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: Being Lot No. 27 on the Map of Fairline Park, as of record in Book 2331, Page 108, Register's Office for Davidson County, Tennessee.

Said Lot No. 27 fronts 79 feet on the southside of Strasser Drive and runs back 170.8 feet on the west line and 164 feet on the east line to a dead line in the rear, measuring 101 feet thereon.

BEING the same property conveyed to Philip S. Segraves by deed from Marvin D. Snoddy and wife, Bonnie E. Snoddy of record in instrument 20010116-0004622, dated January 12, 2001, Register's office for said County,
BEING the same property conveyed to Marvin D. Snoddy and wife, Bonnie E. Snoddy by deed from Claude Palmer Bearde, Jr. and wife, June B. Bearden of record in Book 3033, Page 367, Registers Office for said County.

This conveyance is subject to restrictive Covenants of record in Book 2498, Page 571 and Book 2548, Page 355, register's office for said County.

This conveyance is made subject to: (1) 2012 taxes, which have been assumed by the Grantee; (2) All matters appearing on the Plan of record in book 2331, Page 108, said Register's office.

Unimproved ( ) This is improved (X) property know as 367 Strasser Drive, Nashville , TN, 37211

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 in 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 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 the 3rd day of March 2012

GRANTOR

GRANTOR

GRANTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned a Notary Public in and for said County and State, the within named Philip S. Segraves and Wife, Monica Ergueta-Segraves grantors and Mery Pereira Fuentes grantee with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 3rd day of March 2012.

Commission expires 5/8/12

Notary Public

KORYNA PRADO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

Witness our hands the 3rd day of March 2012

Grantor

Grantor

Grantee