WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130055556 DEEDWARR
Recvd: 07/01/13 10:44 2 pgs
Fees:13.00 Taxes:2553.00
20130701-0067456

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $690,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JUNE, 2013.

Notary Public

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott A. Carter	New Owner	107-13-134.00
(NAME)	(NAME)	
409 Dominion Ct.		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **SEG INVESTMENTS, L.P. A TENNESSEE LIMITED PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SCOTT A. CARTER, MARRIED,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the Thirteenth Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an P.K. Nail (new) in the southerly margin of Thompson Place, a 50 foot right of way said P.K. Nail being located, a northeast corner of the Watervliet Shores Associates property, also known as Terrace Hills Apartments and lying in the west margin of a 25'x240' easement for a private road lying on the property described herein and recorded in Deed Book 3035, page 55, Register's Office for Davidson, County, Tennessee and also being the northwest property corner of the property herein described; thence with the southerly margin of Thompson Place, North 82 degrees 28' 4" East, passing through a point in the east margin of said 25'x240' easement at 25 feet, for a total distance of 194.63 feet to an iron pipe (old); said pipe being the northwest property corner of Crestview, Ltd., also known as Crestview Apartments, of record in Deed Book 6194, page 922, Register's Office for Davidson County, Tennessee; thence leaving said Thompson Place with the west property line of said Crestview, Ltd., South 08 degrees 41' 46" East 174.79 feet to a P. K. Nail (new) said P. K. Nail being on a northerly line of said Watervliet Shores Associates of record in Instrument No. 199912280307567, Register's Office for Davidson County, Tennessee; thence with the north line of said Watervliet Shores Associates, South 81 degrees 34' 54" West passing through a point in the east margin of said 25'x240' easement at 170.00 feet, for a total distance of 194.39 feet to a P. K. Nail (new); said P. K. Nail being in the west margin of said easement; thence North 08 degrees 45' 36" West 177.84 feet to the Point of Beginning, according to a survey update performed by Ragan-Smith Associates, Inc. dated April 21, 2000 and revised on June 19, 2000.

Being the same property conveyed to SEG Investments, L.P., a Tennessee Limited Partnership by Warranty Deed dated May 15, 2002 from J.P. Property Management, LLC, a Tennessee limited liability company of record in Instrument No. 20020524-0063270, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2013 real property taxes; (b) easement of record in Book 3035, page 55, Book 4151, page 171 and Book 4168, page 952, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1010 Thompson Place, Nashville, TN 37217
(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 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 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 GRANTEES, 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.

JG

Witness my hand this 28th day of June, 2013.

SEG Investments, L.P., a Tennessee limited partnership,
By: J.D. Management, Inc., a Tennessee corporation

By: _____
Jeff Gaw, President

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Jeff Gaw, with whom I am personally acquainted and who, upon oath, acknowledged himself to be President of J.D. Management, Inc., a corporation, the general partner of SEG Investments, LP, a Tennessee limited partnership and that he as such President of J.D. Management, Inc., executed the foregoing instrument for the purpose therein contained by personally signing the name of the corporation as President.

Witness my hand and official seal at Nashville, Tennessee this 28th day of June, 2013.

Commission expires: 3-01-16

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Notary Public

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY