BILL GARRETT, Davidson County
Trans:T20140008422 DEEDWARR
Recvd: 02/05/14 13:38 2 pgs
Fees:13.00 Taxes:2960.00

20140205-0010279

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **31st** day of **January, 2014**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph W Segers, III and Deborah G Segers	Avenue Bank	144080B01600CO
(NAME)	(NAME)	
37 Castlewood Court	3823 Cleghorn Avenue	
(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 Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Larry L Holmes and Barbara R. Holmes**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Joseph W Segers, III and Deborah G Segers, husband and wife**, 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:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of A Resubdivision of Lots 16 and 19 A Revision of Castlewood, as of record in Plat Book 8250, page 572, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Larry L Holmes and Barbara R. Holmes by Warranty Deed from Richard E. Salerno and wife, Marilyn R. Salerno, dated May 31, 2005 of record in Instrument No. 20050607-0065043, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☑ property, known as 37 Castlewood Court, Nashville, TN 37215

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, has 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.

Witness our hands this **31st** day of **January, 2014**

Larry L Holmes

Barbara R Holmes

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Larry L Holmes and Barbara R Holmes**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **31st** day of **January, 2014**

Notary Public

My commission expires: _____

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN

My Comm. Expires
May 5, 2015

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122