15-01-003

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $674,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF FEBRUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/16/18
(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

B-JG-15-3716A

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joshua Steven Segall and Quindal Evans Segall	**Regions Bank D/B/A Regions Mortgage**	
(NAME)	(NAME)	
3716A Auburn Lane	**2050 Parkway Office Circle**	**116-12-0O-001.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Birmingham, AL 35244**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **D&J PROPERTIES OF TENNESSEE, LLC,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOSHUA STEVEN SEGALL AND QUINDAL EVANS SEGALL, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that 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. A, 3716 Auburn Cottages, as shown in the Declaration of Covenants, Conditions and Restrictions for 3716 Auburn Cottages of record in Instrument Number 20140421-0033261, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jessica Lee and Thomas Stowell by Quitclaim Deed from Jessica Lee, an unmarried woman of record in Book 20090422-0036516, page , Register's Office for Davidson County, Tennessee, dated March 31, 2009 and recorded on April 22, 2009. And further being a part of the same property conveyed to D&J Properties of Tennessee, LLC by Warranty Deed from Thomas Stowell and wife, Jessica L. Stowell of record in Instrument No. 20140205-0010151 Register's Office for Davidson County, Tennessee, dated January 31, 2014 and recorded on February 5, 2014.

This conveyance is subject to:
- Taxes for the year 2015 a lien, not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20140421-0033261, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 31, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1153, Page 270, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Water Agreement of record in Book 1071, Page 420, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3716A Auburn Lane, Nashville, Tennessee 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 GRANTEE(S), their heirs and 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 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.

Davidson County DEEDWARR
Recvd: 02/19/15 09:04 2 pgs
Fees:13.00 Taxes:2497.13
20150219-0014265

Witness my/our hand(s) this the 18th DAY OF FEBRUARY, 2015.

D&J Properties of Tennessee, LLC

BY: _____
Jeff Gaw
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFF GAW, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the PRESIDENT of D&J PROPERTIES OF TENNESSEE, LLC the within named bargainor, a limited liability company, and that he/she as such PRESIDENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18th of February, 2015.

_____
Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Debra Loe

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state Debra Loe, with whom I am acquainted, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/2/18

_____
Notary Public

DEBRA LOE KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON