WARRANTY DEED

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122
#15-0243

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 217,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2015

Notary Public:

MY COMMISSION EXPIRES: 3/19/19
(AFFIX SEAL)

Shelia McCord STATE OF TENNESSEE NOTARY PUBLIC Sumner County, TN

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Andy Mason	Farmington Mortgage #300A	Parcel ID:
367 Strasser Drive	2002 Richard Jones Rd.	16104013600
Nashville, TN 37211	Nashville, TN 37215	

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, we

Monica Ergueta-Segraves and husband Philip S. Segraves

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Andy Mason and wife, Katelynn E. Mason

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:

BEING Lot No. 27 on the Map of Fairlane Park,* as of record in Book 2331, Page 108, Register's Office for Davidson County, Tennessee. *erroneously shown as Fairline Park on prior deed

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 Monica Ergueta-Segraves, married, by Quitclaim Deed from Mery Pereira Fuentes, unmarried, of record in Instrument 20130814-0085270, said Register's Office, dated August 12, 2013. See also deed of record in Instrument 20120306-0019592 and Instrument 20010116-0004622, said Register's Office.

This conveyance is subject to Restrictions of record in Book 2498, Page 571, and Book 2548, Page 355, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2331, Page 108, said Register's Office.

The signature of Monica Ergueta-Segraves is signed by her duly appointed Attorney-in-Fact, Philip S. Segraves, pursuant to the Power of Attorney of record in Instrument 20150603-0051588, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known 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 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.

BILL GARRETT, Davidson County
Trans:T20150043328 DEEDWARR
Recvd: 06/03/15 09:28 2 pgs
Fees:13.00 Taxes:806.23
20150603-0051589

Witness our hands this 29th day of May, 2015.

Monica Ergueta-Segraves
by Philip S. Segraves Attorney in Fact

Monica Ergueta-Segraves
By: Philip S. Segraves, as Attorney-in-Fact

Philip S. Segraves

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, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Monica Ergueta-Segraves as her Attorney in Fact as the free act and deed of the within named Monica Ergueta-Segraves.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of May, 2015.

My Commission Expires: 8/23/16

Notary Public

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

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, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of May, 2015.

My Commission Expires: 8/23/16

Notary Public

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