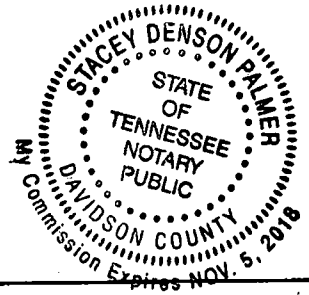
WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Erica Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of August, 2015

Stacey Denson Palmer
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Caleb McFadden	Ameris Bank	172-15-A 232.00 CO
(NAME)	(NAME) 1800 Parkway Place, Ste. 820	
(ADDRESS)	(ADDRESS) Marietta, GA 30067	
(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, **Mark W. Perrigon and Mildred Segrest, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Caleb McFadden and Rebecca McFadden, 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. 191 on the Plan of Section Twelve, Holt Woods, of record in Book 9700, page 723, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Mildred Segrest by Warranty Deed from Sean Brock and spouse, Jessica Phillips Brock, dated February 27, 2009, of record in Instrument No. 20090304-0019040, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1820 Bryce Circle, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20150067889 DEEDWARR
Recvd: 08/13/15 12:44 2 pgs
Fees:13.00 Taxes:906.50

20150813-0081219

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.

This conveyance is subject to the following: Taxes for the year 2015, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 9700, page 723; restrictions of record in Book 9570, page 22 and Book 11096, page 143; by-laws of record in Book 9570, page 13; charter of record in Book 9570, page 5; joint roadway use and maintenance agreement of record in Book 5707, page 706 and Book 5720, page 183; Quitclaim Deed to homeowners' association for open space of record in Instrument No. 20020807-0095356; rights and obligation as set out in Book 8327, page 485; all of record in the Register's Office for Davidson County, Tennessee.

Witness our hands this 7th day of August, 2015.

Mark W. Perrigon

Mildred Segrest

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Mark W. Perrigon and Mildred Segrest, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 7th day of August, 2015.

Notary Public
My Commission Expires: _____

File No.: 21344

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-23-2019

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066