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BILL GARRETT, Davidson County
Trans:T20160092635 DEEDWARR
Recvd: 10/20/16 10:09 2 pgs
Fees:13.00 Taxes:4810.00
20161020-0110862

THIS INSTRUMENT PREPARED BY: Chapman & Rosenthal Title, Inc. 2002 Richard Jones Road, Suite 203A Nashville, TN 37215 CRT File No. 16089090 Judy S. Wells State of Tennessee Notary Public Williamson County	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $1,300,000.00. Affiant Subscribed and sworn to before me, this 18th day of October, 2016. Notary Public My Commission Expires: 6/22/20

WARRANTY DEED

Address New Owner: Jere P. Segrest 4209 Arundel Court Nashville TN 37215-1816	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116-12-0-L-003.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christopher R. Ellis and Wendy Drew Ellis, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jere P. Segrest and Katherine B. Segrest, husband and wife**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Final Plat of Arundel Subdivision of record in Plat at Instrument No. 20070717-0085048 and Surveyor's Certification of Correction recorded in Instrument No. 20080527-0053808, 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 Christopher R. Ellis and wife, Wendy Drew Ellis by Warranty Deed from Castle Contractors, LLC, Tennessee limited liability company, recorded on the 22nd day of March, 2012 in Instrument No. 20120322-0024395, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ARUNDEL SUBDIVISION, as recorded in 20070717-0085048, Surveyor's Certificate of Correction recorded at Instrument No. 20080527-0053808.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20070829-0130602.

Storm Water Quality Agreement recorded at Instrument No. 20070130-0012097.

This is improved property located at 4209 Arundel Court Nashville TN 37215-1816

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of October, 2016.

Christopher R. Ellis

Wendy Drew Ellis by Christopher R. Ellis, Attorney in Fact

Wendy Drew Ellis
By: Christopher R. Ellis, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christopher R. Ellis with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of October, 2016.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher R. Ellis, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Wendy Drew Ellis of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 18th day of October 2016.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018