File No. 166246

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160100228 DEEDWARR
Recvd: 11/14/16 13:39 2 pgs
Fees:13.00 Taxes:666.00
20161114-0119747

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF NOVEMBER 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Venture Title, LLC
3027 Highway 31 W
White House, TN 37188
615-672-4343

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven J Gerow, Trustee of the Jacqueline R. Segar Irrevocable Trust	Steven J Gerow, Trustee of the Jacqueline R. Segar Irrevocable Trust	018-07-0-159.00
(NAME)	(NAME)	
400 Carlton Place	P.O. Box 278	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Swan Lake, NY 12783	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **BRENDA G. NEELY AND BOBBY GAW AND WIFE, JEAN GAW**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEVEN J GEROW, TRUSTEE OF THE JACQUELINE R. SEGAR IRREVOCABLE TRUST**, HEREINAFTER CALLED THE GRANTEE(S), 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. 9 on the Plan of Charleston Square, Phase Two, Section Four, of record in Plat Book 6900, Page 725, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Brenda G. Neely and Bobby Gaw and wife, Jean Gaw, as tenants in common, with right of survivorship, by Warranty Deed from Jill Ann Swenson, unmarried, dated April 13, 2005 and recorded April 20, 2005 in Instrument No. 20050420-0043869, in the Register's Office of Davidson County, Tennessee.

Jean Gaw and Jean C. Gaw are one and the same person.

This property is not now not has it ever been the residence of the Grantors

This conveyance is further subject to (1) the lien of taxes and assessments for the current year and subsequent years; (2) all applicable zoning ordinances; (3) utility, sewer, drainage and other easements of record; (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; and, (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as: 400 Carlton Place, Goodlettsville, Tennessee 37072

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.

Witness my/our hand(s) this 10th day of November, 2016.

Bobby Gaw

Brenda G. Neely

Jean Gaw by Ronald Wade Gaw, Attorney In Fact
Jean Gaw by Brenda G. Neely, Attorney-in-Fact

Jean Gaw by Ronald Wade Gaw and Brenda G. Neely, Attorneys-in-Fact

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named **BRENDA G. NEELY AND BOBBY GAW**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 10th day of November, 2016.

Commission expires: 03/26/2017

Notary Public

DOLLY T. PEAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE

COUNTY OF ROBERTSON

On this the 10th day of November, 2016, before me personally appeared **RONALD WADE GAW AND BRENDA G. NEELY** to me known to be the persons or proved to me on the basis of satisfactory evidence and who executed the foregoing instrument in behalf of **JEAN GAW,** as her Attorney in Fact, by Power of Attorney recorded as Instrument Number 20161103-0116363, in the Register's Office for Davidson County, Tennessee, and acknowledged that they executed the same as the free act and deed of the said **JEAN GAW.**

Witness my hand at office this 10th day of November, 2016.

Commission expires: 03/26/2017

Notary Public

DOLLY T. PEAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER