BILL GARRETT, Davidson County
Trans:T20160101703 DEEDWARR
Recvd: 11/17/16 10:33 2 pgs
Fees:13.00 Taxes:616.05
20161117-0121258

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF November, 2016.

Notary Public
MY COMMISSION EXPIRES: 10-07-19
File No. G16-6395D

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Dallas E. Segars and Cherry L. Priest (NAME)	(NAME) Regions Bank	150-6-31
2977 Cherry Hills Drive (STREET ADDRESS)	(STREET ADDRESS) 2050 Parkway Office Cir.	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP) RCN-6, MC: ALBH40602B Birmingham, AL 35244	

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 HEREBYACKNOWLEDGED, WE, **Faith M. Ross Thornton, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dallas E. Segars and Geraldine Segars, husband and wife and Cherry L. Priest and Larry Priest, 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. 9 on the plan of PERCY PRIEST MEADOWS, SECTION 1, as shown by plat of record in Plat Book 4675, Page 110, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Faith M. Ross from Charles Raymond Jones, III and wife, Carolyn Ethel Jones, by Deed dated December 1, 1998, in Book 11233, Page 355, in the Register's Office for Davidson County, Tennessee. The said Faith M. Ross has since married and is now known as Faith M. Ross Thornton.
Ralph Thornton joins in this conveyance for the purpose of conveying any interest he may in said property, particularly his marital interest

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 4815, page 647, Register's Office for Davidson County, Tennessee.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 4675, page 110, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2977 Cherry Hills Drive, Antioch, TN 37013.

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. Whenever 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 4th day of November, 2016.

Faith M. Ross Thornton — November 04, 2016 Date

Ralph Thornton — November 04, 2016 Date

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 Faith M. Ross Thornton and Ralph Thornton, married, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 4th day of November, 2016.

My Commission Expires:_____

Notary Public

D. TODD SHOLAR — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY — MY COMMISSION EXPIRES 2018

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066