WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

x Matthew Ramsey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF APRIL, 2017.

Susan Frensley Newton
Notary Public

MY COMMISSION EXPIRES: 9-11-17
(AFFIX SEAL)

SUSAN FRENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm. Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

J-SEG-17-612-H

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Matthew Ramsey and Jennifer Ramsey	**New Owner**	
(NAME)	(NAME)	**150-2-248.00** **150-2-408.00** **150-2-249.00** **150-2-409.00**
606 Windy Rd.		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		
(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 consideration, the receipt of which is hereby acknowledged, **SEG INVESTMENTS, L.P., A TENNESSEE LIMITED PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATTHEW RAMSEY AND JENNIFER RAMSEY, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Nos. 142-A, 142-B, 141-A and 141-B on the Plan of Harbor Gate, Section Two, Zone Lot Division of Lots 139, 140, 141 and 142, of record in Plat Book 6200, Page 474, amending Plat Book 6250, Page 33, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to The David W. Gaw Family Limited Partnership by Warranty Deed from Engelman Properties, a Tennessee General Partnership, recorded December 11, 1992 in Book 8812, Page 190, Register's Office for Davidson County, Tennessee.
The said David W. Gaw Family Limited Partnership having since merged and changed its name to G.E.P. L.P. as of record in the Tennessee Secretary of State.
The said G.E.P. L.P. having since merged and changed its name to SEG Investments, L.P. as of record in the Tennessee Secretary of State.

This conveyance is subject to:
- Subject to all matters shown on the Plans of record in Plat Book 6250, Page 33, amended in Plat Book 6200, Page 474, Register's Office for Davidson County, Tennessee.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Book 6336, Page 494, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.
- Subject to 2017 County property taxes and all subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **612, 614, 616 and 618 Castlegate Drive, Nashville, Tennessee 37217**.

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 hereln 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.

BILL GARRETT, Davidson County
Trans:T20170036787 DEEDWARR
Recvd: 05/02/17 09:17 2 pgs
Fees:13.00 Taxes:1295.00

20170502-0042860

Witness my/our hand(s) this the 28th DAY OF APRIL, 2017.

SEG INVESTMENTS, L.P.

J.D. Management, Inc., a Tennessee Corporation (General Partner)

BY:_____
Jeffrey D. Gaw
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFREY D. GAW, President of J.D. Management, Inc., General Partner of SEG INVESTMENTS, L.P., to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be President of J.D. Management, Inc., General Partner of SEG INVESTMENTS, L.P., the within named bargainor, a partnership, and that he/she as such President of J.D. Management, Inc., General Partner of SEG INVESTMENTS, L.P. executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 28th day of April, 2017.

_____
Notary Public

My Commission Expires: 3-6-18

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212