This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW17283

Davidson County DEEDWARR
Recvd: 06/27/17 14:53 3 pgs
Fees:18.00 Taxes:777.00
20170627-0064749

Send Tax Bills To:
LoanDepot.com, LLC
26642 Towne Center Drive
Foothill Ranch, CA 92610

New Owner is:
Kathryn R. Segers
2832 Emery Drive
Nashville, TN 37214

MAP: 096-09-0

PARCEL: 153.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Darrell L. Heughan and wife, Tatyana N. Heughan**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Kathryn Roxanne Segers, a married woman**, hereinafter referred to as Grantee, her heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **2832 Emery Drive, Nashville, TN 37214**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 286 on the Plan of Cloverhill, Section No. VI of record in Plat Book 2133, Page 89, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Darrell L. Heughan, a married person and wife, Tatyana N. Heughan, by Warranty Deed from Doris Faye Richardson and Sidney R. Richardson, wife and husband, dated 7/22/04 and recorded 7/23/04 in Instrument No. 20040723-0088247, in the Register's Office of Davidson County, Tennessee.

DLH TNH
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 23rd day of June, 2017.

GRANTOR(S):

DARRELL L. HEUGHAN

TATYANA N. HEUGHAN

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Darrell L. Heughan and Tatyana N. Heughan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 23rd day of June, 2017.

MARGARET P. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT 13, 2017

NOTARY PUBLIC
My Commission Expires: 9-11-17

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is **$210,000.00**.

AFFIANT

KIMIE PERRY TENNESSEE NOTARY PUBLIC My Comm Exp. FEBRUARY 22, 2020 COUNTY OF WILSON

SWORN TO and subscribed before me this 23rd day of June, 2017.

NOTARY PUBLIC
My commission expires: 2/22/2020

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: 3/19/19

