Bill Garrett Davidson County
Batch# 81996 DEEDWARR
04/17/2018 03:38:33 PM 2 pgs
Fees: $13.00 Taxes: $2,645.50
20180417-0036251

WARRANTY DEED

31522

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $715,000.00.

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th day of April, 2018

Notary Public

My Commission Expires: (AFFIX SEAL)

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

THIS INSTRUMENT WAS PREPARED BY

KORTALEKELLEY PLLC

330 Commerce Street, Ste. 110, Nashville, TN 37201

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
MICHAEL CARTER BLANTON AND MOLLY HASSETT BLANTON	Churchill Mortgage Corporation	
(NAME) 3716A Auburn Lane	(NAME) 761 Old Hickory Blvd. Suite 400	116-12-0O-001.00-CO
(ADDRESS) Nashville, TN 37215	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), 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, **JOSHUA STEVEN SEGALL AND QUINDAL EVANS SEGALL, HUSBAND AND WIFE**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MICHAEL CARTER BLANTON AND MOLLY HASSETT BLANTON, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being Unit "A", 3716 Auburn Lane Cottages, as shown in the Declaration of Covenants, Conditions and Restrictions for 3716 Auburn Lane Cottages of record in Instrument No. 20140421-0033261, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to JOSHUA STEVEN SEGALL AND QUINDAL EVANS SEGALL, HUSBAND AND WIFE, by Deed from D & J PROPERTIES OF TENNESSEE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20150219-0014265, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Auburn Lane Cottages of record in Instrument No. 20140421-0033261, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **3716A Auburn Lane, Nashville, TN, 37215.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 12th day of April, 2018.

JOSHUA STEVEN SEGALL

QUINDAL EVANS SEGALL

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 **JOSHUA STEVEN SEGALL AND QUINDAL EVANS SEGALL, HUSBAND AND WIFE**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of April, 2018.

My Commission Expires: November 5, 2019

Notary Public

