WARRANTY DEED

Bill Garrett
Batch# 116419
07/13/2018 02:55:28 PM
Fees: $13.00 Taxes: $825.10

Davidson County
DEEDWARR
2 pgs

20180713-0068374

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

J-FMB-18-220

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $223,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

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)
Swapnil Ghike and Priyanka Kukade	**F&M Bank**	
(NAME)	(NAME)	**162-06-0-028.00**
444 Saratoga Ave.	**PO Box 451**	
(ADDRESS)	(ADDRESS)	
Santa Clara, CA 95050	**Clarksville, TN 37041**	
(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, LP, A TENNESSEE LIMITED PARTNERSHIP, AS SUCCESSOR IN INTEREST TO THE DAVID W. GAW FAMILY LIMITED PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SWAPNIL GHIKE AND PRIYANKA KUKADE, 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 No. 16 on the Plan of Tusculum Circle, Section Two of record in Plat Book 3842, Page 254, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David W. Gaw Family Limited Partnership by Warranty deed from Lonnie D. Hedden and wife, Sharon B. Hedden of record in Book 10101, page 430, Register's Office for Davidson County, Tennessee, dated June 26, 1996 and recorded on June 27, 1996. The David W. Gaw Family Limited Partnership, having since changed its name to G.E.P. LP, was the non-surviving entity in a merger with SEG Investments, LP. SEG Investments, LP is the successor in interest to the David W. Gaw Family Limited Partnership.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3842, Page 254, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **220 Old Tusculum Road, Antioch, Tennessee 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 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 the 10th DAY OF JULY, 2018.

SEG Investments, LP, a Tennessee limited partnership
as successor in interest to the David W. Gaw Family Limited Partnership

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

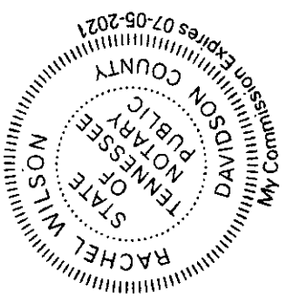
by:_____
John Gleaves, Authorized Agent

STATE OF Tennessee
County OF Davidson

On this the10th day of July, 2018, before me personally appeared John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath acknowledged himself to be the Authorized Agent of J.D. Management, Inc., a Tennessee Corporation, General Partner of SEG Investments, LP, a Tennessee limited partnership as successor in interest to the David W. Gaw Family Limited Partnership, the within named bargainor, a partnership, and that he as such Authorized Agent of J.D. Management, Inc, General Partner of SEG Investments, LP, a Tennessee limited partnership as successor in interest to the David W. Gaw Family Limited Partnership, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

Witness my hand and Official Seal this th 10th day of July, 2018.

_____
Notary
My Commission Expires:



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