Bill Garrett Davidson County
Batch# 124700 DEEDWARR
08/06/2018 09:15:30 AM 5 pgs
Fees: $28.00 Taxes: $936.10
20180806-0076772

File No.

WARRANTY DEED

DANA WARSOP NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 253,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF August, 2018

Dana Warsop
Notary Public

MY COMMISSION EXPIRES: 2/21/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Donald R. Barrett, Jr., Esq.
Sidwell & Barrett, P.C.
121 First Avenue South
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Joshua Segal	Main Street Bank	172120D59600CO
(NAME) 1320 Concord Mill Ln	(NAME) 31780 Telegraph Rd #250	
(ADDRESS) Nashville, TN 37228	(ADDRESS) Bingham Farms,MI 48025	
(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 considerations, the receipt of which is hereby acknowledged, (I / We), KARIN STELTER, A SINGLE PERSON, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Joshua Segal, a single man and Matthew B Segal, a married man, hereinafter called the grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Being the same property conveyed to KARIN STELTER, unmarried by Warranty Deed from JERIMIAH G. HODGES AND CHELSEA L. HODGES, husband and wife, dated 02/23/2017, recorded 02/27/2017, of record in Instrument No. 20170227-0019548 in the Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to:

See Schedule "A" for Exceptions

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record (6) easements, restrictions, building setback lines, covenants, agreements and mineral exceptions, if any, of record

unimproved ☐

This is improved ☒ property, known as 1320 CONCORD MILL LANE, NASHVILLE, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 20th day of June 2018.

Karin Stelter
KARIN STELTER

STATE OF Nebraska

COUNTY OF Douglas

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named KARIN STELTER, A SINGLE PERSON, 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 at office this 20 day of June, 2018

Commission expires: 4-9-2022

Natasha R Goslar

Notary Public

GENERAL NOTARY - State of Nebraska
NATASHA R. GOSLAR
My Comm. Exp. April 9, 2022

File Number:

RETURN TO:

Schedule "A"

Land in Davidson County, Tennessee, being Condominium No. 318-R of the Town Center at Lenox Village, and as established by Declaration of Lenox Village Town Center of record in Instrument No. 200606120069716 and Declaration of Lenox Village of record in Instrument No. 200203150032826, shown as part of Unit "G" on Exhibit "B" of Instrument No. 20070830-0104305 and Instrument No. 2000830-0104306 in the Register's Office for Davidson County, Tennessee, annexing Lots 317-324 of Lenox Village, Phase 5, of record as Instrument No. 20051020-0007427 in said Register's Office, into a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended. Said Instrument No. 2000830- 0104305 and Instrument No. 20070830-0104306 amend the Supplemental Instruments of record as Instrument No. 20070103-0001283 and Instrument No. 20070103-0001284 in said Register's Office.

Schedule "B"

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

2. Rights or claims of parties in possession not shown by the public records.

3. Easements, or claims of easements, not shown by the public records.

4. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

5. Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records.

6. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

7. Restrictions upon the use of the premises not appearing in the chain of title to the land.

8. Taxes for 2018 and subsequent years, a lien not yet due and payable.

9. All matters shown on the plat of record in Instrument No. 20051020-0007427, in the Register's Office for Davidson County, Tennessee.

10. Covenants, conditions, easements and restrictions of record in Instrument No. 20020315-0032826, Instrument of Correction of record in Instrument No. 20050113-0005133, Amendment to Declaration of record in Instrument No. 20070103-0001284, Instrument No. 20070830-0104306, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

11. Covenants, conditions, easements and restrictions of record in Instrument No. 20060612-0069716, First Supplement to Declaration of record in Instrument No. 20070103-0001283, Amendment to First Supplement to Declaration of record in Instrument No. 20070830-0104305, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for

    association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

12. Stormwater Detention Agreement of record in Instrument No. 20040305-0025146, in the Register's Office for Davidson County, Tennessee.

13. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20010918-0100849, Instrument No. 20010918-0100851, in the Register's Office for Davidson County, Tennessee.

14. Grant of Easement of record in Instrument No. 20130916-0097049, in the Register's Office for Davidson County, Tennessee.

15. Charter of Lenox Village Neighborhood Association, Inc., of record in Instrument No. 20020412-0045831, in the Register's Office for Davidson County, Tennessee.

16. Charter of Lenox Village Town Center Association, Inc., of record in Instrument No. 20031016-0153550, in the Register's Office for Davidson County, Tennessee.

17. Master Deed Restrictions of record in Instrument No. 20020315-0032825, in the Register's Office for Davidson County, Tennessee.

18. If improvements are completed after January 1 of any year, the Law requires supplemental assessment for the year in which the improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of TCA 67-5-603, et seq.

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed 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.

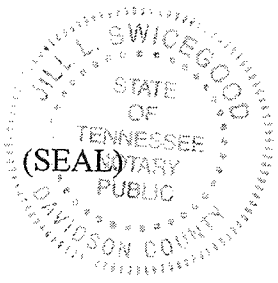
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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