# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

A-VRES-19-308

**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) |
|---|---|---|
| **Joe H. Edwards** | **New Owner** | |
| (NAME) | (NAME) | **105-7-4O-308.00CO** |
| **274 Anatole Lane** | | |
| (ADDRESS) | (ADDRESS) | |
| **Cleveland, TN 37312** | | |
| (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, **SEGMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOE H. EDWARDS, MARRIED,** 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 Unit 308 of Segment Condominium, and described in a Declaration of record in Instrument No. 20171113-0116253, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "B" to said Declaration and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Segment LLC, a Tennessee limited liability company, by Quitclaim Deed from LVH, LLC, a Tennessee limited liability company, recorded November 13, 2017 in Instrument No 20171113-0116252; further being part of the same property conveyed to Segment LLC, a Tennessee limited liability company, by Warranty Deed from LVH, LLC, a Tennessee limited liability company, recorded November 13, 2017 in Instrument No. 20171113-0116251; further being part of the same property conveyed to LVH, LLC, a Tennessee limited liability company, by Quitclaim Deed from LVH, LLC, a Tennessee limited liability company, recorded October 25, 2017 in Instrument No. 20171025-0109593; further being part of the same property conveyed to LVH, LLC, a Tennessee limited liability company, by Warranty Deed from Mona Elaine Bennett, Donna L. Bennett Arndt a/k/a Donna T. Bennett Arndt, James C. Bennett, Jr. and Regina Wren Bennett, recorded October 16, 2015 in Instrument No. 20151016-0105330, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Minute Book 1, Page 97, Chancery Court for Davidson County, Tennessee.
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration recorded in Instrument No. 20171113-0116253, Register's Office for Davidson County, Tennessee.
- Charter of Homeowner's Association of record in Instrument No. 20171113-0116254, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right of Way of record in Instrument No. 20171114-0116965, Register's Office for Davidson County, Tennessee.
- Easement to Comcast of record in Instrument No. 20190118-0005340, Register's Office for Davidson County, Tennessee.
- All matters set out in survey prepared by G. Scott Carter, TN RLS #2391, dated October 24, 2017.
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1402 Pillow Street #306, Nashville, Tennessee 37203**.

Karen Johnson Davidson County
Batch# 236242 **DEEDWARR**
05/30/2019 10:00:07 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20190530-0051146

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 22 DAY OF MAY, 2019.

Segment, LLC, a Tennessee Limited Liability Company

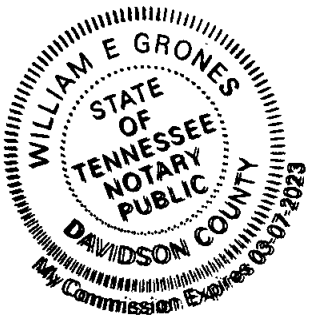
BY: _____
Jenn Garrett
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENN GARRETT, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of SEGMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22nd of May, 2019.

_____
Notary Public
My Commission Expires: 03/07/2023
(SEAL)




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