WARRANTY DEED

Karen Johnson Davidson County
Batch# 245809 DEEDWARR
06/19/2019 03:58:31 PM 2 pgs
Fees: $13.00 Taxes: $969.77

20190619-0059234

W-CL-19-1599

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-13-22 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC MARY FRANCES RUDY DAVIDSON COUNTY

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)
Mark A. Young and Susan Moon	**CMG Mortgage Inc.**	
(NAME)	(NAME)	**007-00-0-053.00**
1599 Springfield Hwy	**3160 Crow Canyon Road, Ste 400**	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	**San Ramon, CA 94583**	
(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, **TIMOTHY J. SEGER AND LISA K. SEGER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARK A. YOUNG, A SINGLE MAN, AND SUSAN MOON, A SINGLE WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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:

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

Beginning at a concrete marker in Northwest edge of Highway 41 at the corner of Peay; thence with edge of Highway, South 48 degrees East 337 feet 6 inches to a point in the middle of a drain even with a culvert under the Highway, a concrete marker on the bank 5 feet from corner, the corner to Mayse; thence with Mayse up the drain next two calls as follows: North 63 degrees East 22 feet, a concrete marker, 3 feet North of the corner; North 35 degrees East 68 feet to a concrete marker at an Elm on the right side of the drain; thence with Mayse North 77 degrees East 105 feet to a concrete post, corner to Mayse and Peay; thence with Peay next three calls as follows; North 1 degrees East 189 feet to a concrete marker; North 86 degrees West 368 feet to a concrete marker; North 31 degrees East 100 feet to the beginning, being in the 10th Civil District of said County.

Included in the above description, but expressly excluded from this conveyance is that portion of the following described property within the metes and bounds of the property described above having been conveyed to the State of Tennessee, by Consent Judgment and Final Decree of the Circuit Court for Davidson County, Tennessee, bearing Docket No. 83C-2358 and of record in Book 6624, Page 883, said Register's Office, more particularly described as follows:

Beginning at the point of intersection of the North boundary of the Benjamin Smith, et us, property and the East margin of S. R. 11 (U.S. 41); thence with the said East margin on a curve right 253 feet, more or less, to a point thence, Northeastwardly 15 feet, more or less; thence Northwestwardly 84 feet, more or less, to a point; thence North 35 degrees 0 minutes East 37 feet, more or less, to a point; thence with the proposed margin of proposed S. R. 11 (U.S. 41) on a 7,589.44 foot radius curve left 345 feet, more or less, to a point; thence South 45 degrees 14 minutes 5 seconds West 44 feet, more or less, to the point of beginning.

Being the same property conveyed to Timothy J. Seger and Lisa K. Seger, husband and wife by General Warranty Deed from Heather Sloane Hunter, an unmarried woman of record in Instrument No. 20140211-0011968, Register's Office for Davidson County, Tennessee, dated February 10, 2014 and recorded on February 11, 2014.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Deed of State of Tennessee of record in Book 6624, Page 983, in the Register's Office for Davidson County, Tennessee.
- Cemetery Easement as stated in deed of record in Book 4423, Page 5, in the Register's Office for Davidson County, Tennessee.

- Drainage Easement in of record in Book 6624, Page 983, in the Register's Office for Davidson County, Tennessee.
- Ordinance Bill of record in 090-1369, in the 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: **1599 Springfield Hwy, Goodlettsville, Tennessee 37072**.

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 18th DAY OF JUNE, 2019.

Timothy J. Seger

Lisa K. Seger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIMOTHY J. SEGER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of June, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LISA K. SEGER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of June, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

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