Karen Johnson Davidson County
Batch# 286034 DEEDWARR
09/16/2019 10:06:30 AM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20190916-0093491

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00.

Tara Park
(Affiant)

Sworn to and subscribed before me this 13 day of September, 2019.

Notary Public

My commission expires: 7-17-21

DAVID R. A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
(NAME) **Molly Atterbury Bernard**	CMG Mortgage, Inc. dba CMG Financial	**091-12-0-002**
(ADDRESS) **4606 Illinois Avenue** **Nashville, TN 37209**	(ADDRESS) 3160 Crow Canyon Road, Suite 400 San Ramon, CA 94583	
(City) (State) (Zip)	**(City) (State) (Zip)**	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Matthew Segal and Tara Worthey Segal, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Molly Atterbury Bernard, Single,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being the Westerly twenty-four (24) feet of Lot No. 511 and the Easterly 22 feet of Lot No. 513 Block 87, Plan of No. 1 West Nashville of record in Plat Book 57, Page 74 and 75, in the Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said lot.

Said parts of said Lots join and front together fort-six (46) feet on the North side of Illinois Avenue and extend back Northwardly, between parallel lines, on hundred fifty (150) feet to an alley.

Being the same property conveyed to Matthew Segal and Tara Worthey Segal, husband and wife by Deed dated January 2, 2015 from Jason M. Skinner and wife, Emily M. Skinner, recorded January 5, 2015, in Instrument Number 20150105-0001013, in the Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Taxes for the year 2019, a lien not yet due or payable.

2. Subject to the plan of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 13th day of September, 2019.

M Segal (SEAL)
Matthew Segal

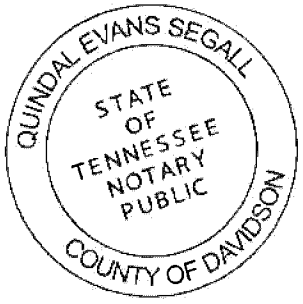
T Segal (SEAL)
Tara Worthey Segal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of September, 2019, before me personally appeared Matthew Segal and Tara Worthey Segal, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of September, 2019.

Quindal Segall
Notary Signature
My commission expires: July 6, 2020



True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)