WARRANTY DEED

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-07-2023

A-VRES-17-105

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/7/23
(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)
The Spears Investment Group, LLC	**New Owner**	
(NAME) **1489A Woodmont Blvd**	(NAME)	**105-7-4O-105.00CO**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(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 **THE SPEARS INVESTMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 105 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:
- Plan of record in Minute Book 1 Page 97, Chancery Court for Davidson County, Tennessee. Declaration recorded in Instrument No. 20171113-0116253. Charter of Homeowner's Association of record in Instrument Number 20171113-0116254, Register's Office for Davidson County, TN. Agreement for Dedication of Public Right of Way of record in Instrument No. 20171114-0116965, Register's Office for Davidson County, TN. All matters set out in survey prepared by G. Scott Carter, TN RLS #2391, dated Oct 24th, 2017. Easement to Comcast of record in Instrument No. 20190118-0005340, in the Register's Office for Davidson County, TN.
- Taxes for 2020 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: **419 Merritt Ave., Nashville, Tennessee 37203**.

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.

Karen Johnson Davidson County
Batch# 309366 **DEEDWARR**
10/31/2019 03:48:44 PM 2 pgs
Fees: $13.00 Taxes: $887.63

20191031-0112266

Warranty Deed

Witness my/our hand(s) this the 28 DAY OF OCTOBER, 2019.

Segment LLC,

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, 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 28th of October, 2019.

Notary Public
My Commission Expires: 10/2/23
(SEAL)

DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
DAWN MARTIN

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