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# WARRANTY DEED

Karen Johnson Davidson County
Batch# 603068 DEEDWARR
03/30/2021 02:31:07 PM 3 pgs
Fees: $18.00 Taxes: $1,046.73

20210330-0041858

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $282,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 26TH DAY OF MARCH, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 07/09/24

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

**THIS INSTRUMENT PREPARED BY /RETURN TO:**
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 21-2197LA

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>If left blank please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| Alexander James Seger | Same (New Owner) | |
| 640 Saint Jules Lane | | 173 09 0A 087.00 |
| Nashville, TN 37211 | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**DONALD R. CADDLE AND SUZANNE C. CADDLE, CO-TRUSTEES OF THE DONALD AND SUZANNE CADDLE FAMILY 2000 TRUST, DATED JANUARY 4, 2000**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**ALEXANDER JAMES SEGER**, a single man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, being Lot or Unit No. 96 on the Plan of Revision One, Section Two, Lenox Village of record in Instrument No. 20020731-0091872, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Donald R. Caddle and Suzanne C. Caddle, Co-Trustees of The Donald and Suzanne Caddle Family 2000 Trust, by Warranty Deed from Shelley R. Campbell, unmarried, of record in Instrument No. 20160226-0018239, in the Registers Office of Davidson County, Tennessee, dated February 16, 2016 and recorded on February 26, 2016.

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. County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revision One, Section Two, Lenox Village, as recorded in Instrument No. 20020731-0091872.
4. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20020315-0032826.
5. Covenants, Conditions and Restrictions as set forth in Master Deed Restrictions recorded in Instrument No. 20020315-0032825.
6. Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7985, Page 449, Instrument No's. 20010918-0100850 and 20011106-0121932.
7. Easement for Right of Way, recorded in Instrument No. 20010103-0000902.
8. Easement for Water Mains and Appurtenances, recorded in Instrument No. 20011112-0123853.
9. Easement for Sanitary Sewers and/or Storm Drainage Water Mains and Appurtenances, recorded in Instrument No. 20011129-0130322.
10. Storm Water Detention Agreement as set forth in instrument recorded in Book 7361, Page 230 and Instrument No. 20020408-0042676.
11. Easement for the flow of water of unnamed tributary of Mill Creek and the rights of the public therein.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: WSB-VRES-21640

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12. Rights of upper and lower riparian owners to the flow of an unnamed tributary of Mill Creek free from diminution and pollution.

This is improved property known as 640 Saint Jules Lane, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 our hand on the 22 day of March, 2021.

Donald R. Caddle and Suzanne C. Caddle, Co-Trustees of

The Donald and Suzanne Caddle Family 2000 Trust,

dated January 4, 2000

Donald R Caddle, Co-Trustee

Donald R. Caddle, Co-Trustee

Suzanne C. Caddle, Co-Trustee

Suzanne C. Caddle, Co-Trustee

STATE OF California

COUNTY OF San Diego

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the of DONALD R. CADDLE AND SUZANNE C. CADDLE, CO-TRUSTEES OF THE DONALD AND SUZANNE CADDLE FAMILY 2000 TRUST, DATED JANUARY 4, 2000, the within named barganor, a trust, and that , acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said trust for the purposes therein contained.

Witness my hand and official seal at San Diego (city), CA (state), this 22 day of March, 2021.

Notary Public Please see Attachment

My Commission Expires: 12-17-2022

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# CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of San Diego }

On 3/22/2021 before me, Kassandra Aguirre, Notary Public,
(Here insert name and title of the officer)

personally appeared Donald R Caddle and Suzanne C Caddle,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

KASSANDRA AGUIRRE
Commission No. 2271676
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
Commission Expires December 17, 2022

Notary Public Signature (Notary Public Seal)

## ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Certification For NO
(Title or description of attached document)

Information
(Title or description of attached document continued)

Number of Pages ___ Document Date ___

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer
  (Title)
- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other ___

www.NotaryClasses.com 800-873-9865

INSTRUCTIONS FOR COMPLETING THIS FORM

*This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they,~~ is /~~are~~ ) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.