THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P22-5291-WE

M. CATHERINE CLEARWATERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 599,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF September, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-Co-25

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 924588 DEEDWARR
10/03/2022 10:54:16 AM 2 pgs
Fees: $13.00 Taxes: $2,216.30

20221003-0108682

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laura Seger and Samantha Seger	New Owner	
3317 Walton Lane		051-00-0-122.00
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Domicile Properties, LLC, a Tennessee Limited Liability Company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Laura Seger, married and Samantha Seger, unmarried**

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 the 12th Civil District of Davidson County, Tennessee, described according to a survey made by Z. J. Wilkinson, October 27, 1960, being more particularly described as follows:

Beginning at a point 16.5 feet South of the center line of Walton Lane, said point being the northeast corner of the property herein described and the southwest corner of the land conveyed to Gorne Pope; thence South 330 feet to a point; thence West 66 feet to a point; thence North 330 feet to a point, which is 16.5 feet South of the center line of Walton Lane; thence East with the margin of said Walton Lane, 66 feet to the point of beginning.

NOTE: The above legal description is not insurable in its present form. A survey will be required due to a lack of specific call information.

Being the same property conveyed to Royce Fentress and wife, Senora Jewel Fentress, by Installment Deed from M. H. Webb and wife, Ida Mell Webb, of record in Book 3406, Page 80, Register's Office for Davidson County, Tennessee, dated July 14, 1962 and recorded on July 21, 1962.

Said Senora Jewel Fentress died, vesting Royce Fentress as surviving tenant.

Being the same property conveyed to Horace A. Fentress by Quitclaim Deed from Royce Fentress, a life estate interest reserved, of record in Instrument No. 20160616-0061238, Register's Office for Davidson County, Tennessee, dated June 07, 2016 and recorded on June 16, 2016.

Said Royce Fentress became deceased on September 23, 2019, thereby terminating said life estate.

Being the same property conveyed to Leisa Bruce, unmarried, by Warranty Deed from Horace Fentress, unmarried, of record in Instrument No. 20210819-0112561 Register's Office for Davidson County, Tennessee, dated August 17, 2021 and recorded on August 19, 2021.

Being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company, by Warranty Deed from Leisa Bruce, an unmarried woman, of record in Instrument No. 20220309-0027287 Register's Office for Davidson County, Tennessee, dated February 28, 2022 and recorded on March 09, 2022.

Being the same property conveyed to Domicile Properties, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Music City Holdings, LLC, a Texas Limited Liability Company, of record in Instrument No. 20220317-0031363 Register's Office for Davidson County, Tennessee, dated February 28, 2022 and recorded on March 17, 2022.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **3317 Walton Lane, Nashville, TN 37216**

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, their heirs and assigns forever; and we do covenant with 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 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 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 hands this the 30 day of September, 2022.

Domicile Properties, LLC, a Tennessee Limited Liability Company

BY: _____
Joel Morley, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Joel Morley, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing Member of the maker, Domicile Properties, LLC., a Tennessee Limited Liability Company, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 30 day of September, 2022.

My Commission expires _____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-02-2024

_____
Notary Public