WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF APRIL, 2023

Brian D. Mitchell
Notary Public

MY COMMISSION EXPIRES 3/9/2027
(AFFIX SEAL)

BRIAN D. MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-09-2027

B-SEG-24-205

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)
SEG Investments, LP	Same as new owner	
(NAME)	(NAME)	**097-08-0-064 00**
650 Wedgewood Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **JERRY W. BLACKWELL, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SEG INVESTMENTS, LP, A TENNESSEE LIMITED PARTNERSHIP, AS SUCCESSOR IN INTEREST TO THE DAVID W. GAW FAMILY LIMITED PARTNERSHIP,** 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 Lot No 243-A on the Plan of Zone Lot Division, Lots 235 through 244, Section 11-A, Lake Park of record in Plat Book 5210, Page 267, and re-recorded in Plat Book 5200, Page 737, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Jerry W Blackwell, unmarried by Cash Deed from Alphonso Jackson, Secretary for Secretary of Housing and Urban Development, of Washington, D.C. of record in Instrument No 20080403-0033801 Register's Office for Davidson County, Tennessee, dated March 27, 2008 and recorded on April 03, 2008

This conveyance is subject to
- Taxes for the year 2023, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5210, Page 267, re-recorded in Plat Book 5200, Page 737, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 6065, Page 279, as amended in Book 6252, Page 632, Book 6266, Page 708 and Book 8639, Page 446, in the Register's Office for Davidson County, Tennessee
- Charter for HOA of record in Book 4669, Page 749 and Book 9949, Page 538, 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 **205 Misty Cape Cove, Nashville, Tennessee 37217**

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# 996331 **DEEDWARR**
04/26/2023 10 41 03 AM 2 pgs
Fees: $13 00 Taxes: $925 00

20230426-0030592

Witness my/our hand(s) this the 24th DAY OF APRIL, 2023

Jerry W. Blackwell

Charlene Blackwell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JERRY W BLACKWELL AND CHARLENE BLACKWELL, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of April, 2023

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025
DAVIDSON COUNTY

Notary Public
My Commission Expires _____
(SEAL)

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