Davidson County DEEDWARR
Recvd: 08/03/07 13:26 2 pgs
Fees:13.00 Taxes:444.00

20070803-0092681

WARRANTY DEED

This Instrument Prepared by & return to:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

State of Tennessee
County of Davidson
Actual consideration or value for
this transfer is $120,000.00

Affiant

Subscribed and sworn to before me
This 1st day of August, 2007

Notary exp: 4.22.07

JULIA A. HART NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Address of new owners:
Regal Properties, Inc.
116 31st Avenue North # 202
Nashville, TN 37203

Send tax bills to:
owner

Map & Parcel:
104-10 Part of 180

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **The Nashville Westchester, LLC, a Tennessee Limited Liability Company** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Regal Properties Inc, A Tennessee Corporation,** hereinafter called the Grantee, 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, Tennessee, being Unit No. B-14,, as shown on the map entitled Master Deed Westchester Condominiums, of record in Instrument No. 20070607-0068596, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to The Nashville Westchester, LLC, A Tennessee Limited Liability company, by deed from The Westchester LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20070216-0020012, dated February 16, 2007, in the Register's Office for Davidson County, Tennessee.

The 2007 County property taxes have been prorated between the two parties.

Subject to any and all zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities.

x The property is improved with an address of: **2901 Blair Blvd # B-14 Nashville, TN 37212**

OR The property is unimproved.

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, his heirs and assigns forever; and we do covenant with the said GRANTEE that he is 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 himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Witness my hand this 1 day of August, 2007.

The Nashville Westchester, LLC

A White

By: Aaron White, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, Aaron White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged herself to be the President of The Nashville Westchester, LLC the within named bargainer, a Limited Liability Company, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by himself as such President.

Witness my hand and official seal this the 1 day of August, 2007.

My Commission Expires: 11/24/07

Tabatha Edwards
Notary Public

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11/24/2007