File No. 100202

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100022899 DEEDWARR
Recvd: 04/19/10 09:18 2 pgs
Fees:13.00 Taxes:406.63
20100419-0029117

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF APRIL, 2010.

Notary Public

MY COMMISSION EXPIRES: April 23, 2013.
(AFFIX SEAL)

DOLLY T. PEAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
3027 Highway 31 W, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danny Eng	City First Mortgage Services, LLC	163-02-0B-053.00
(NAME)	(NAME)	
518 Pippin Drive	750 S. Main, Suite 104	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Bountiful, UT 84010	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Regal Homes, Inc., a Tennessee corporation, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Danny Eng, 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 Davidson County, Tennessee, being Unit No. 94 of the First Amendment to Berkeley Hall, Phase Five – Section One, as shown on plat of record in Instrument No. 20050706-0077601, as corrected by instruments of record in Instrument No. 20050725-0086047, Instrument No. 20050725-0086048 and Instrument No. 20050923-0114416, all of record in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description, and as established by a Master Deed for Berkeley Hall Townhomes of record in Instrument No. 20061127-0146201, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Regal Homes, Inc., by Substitute Trustee's Deed from Donald R. Barrett, Jr., as Substitute Trustee, dated September 21, 2009 and recorded September 25, 2009 in Instrument No. 20090925-0089405, in the Register's Office of Davidson County, Tennessee, as corrected by Scrivener's Affidavit dated February 22, 2010 and recorded February 26, 2010 in Instrument No. 20100226-0014751, and Scrivener's Affidavit dated March 31, 2010 and recorded April 1, 2010 in Instrument No. 20100401-0024593, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters shown on plat of record in Instrument No. 20050706-0077601, as corrected by instruments of record in Instrument No. 20050725-0086047, Instrument No. 20050725-0086048 and Instrument No. 20050923-0114416; all matters shown on Master Deed of record in Instrument No. 20061127-0146201; Charter in Instrument No. 20061127-0146331; and Conveyance of Common Areas in Instrument No. 20090623-0058289, all of record in the Register's Office of Davidson County, Tennessee.

File No. 100202

unimproved ☐

This is improved ☒ property, known as 518 Pippin Drive, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 15th day of April, 2010.

Regal Homes Inc.

By: Vice Pres

Steve Reigle, Vice President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Steve Reigle with whom I am personally acquainted and who upon his/her oath acknowledged himself/herself to be the Vice President of Regal Homes Inc. the within named bargainor, and corporation, and that he/she as such Vice President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Steve Reigle as such Vice President.

Witness my hand and official seal this 15th day of April, 2010.

Commission expires: April 23, 2013

Dolly T Peay Notary Public

DOLLY T. PEAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER