BILL GARRETT, Davidson County
Trans:T20110055079 DEEDWARR
Recvd: 09/06/11 14:48 2 pgs
Fees:13.00 Taxes:336.70
20110906-0068944

Realty Title

PREPARED BY R. SPENCER HAMLIN, ATTORNEY AT LAW
ASHLAND CITY, TENNESSEE

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL
Ruth M. Green	GUARANTY TRUST COMPANY	163-02-0B-068.00
788 Pippin Drive	316 ROBERT ROSE DRIVE	
Antioch, TN 37013	MURFREESBORO, TN 37129	

WARRANTY DEED

For and in consideration of the sum of **NINTY ONE THOUSAND DOLLARS ($91,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, We, **REGAL HOMES CO., a Tennessee corporation**, GRANTOR, have bargained and sold, and by these presents do transfer and convey unto the said **RUTH M. GREEN**, GRANTEE herein, Her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 177, on the plan of First Amendment, Berkley Hall Phase Five, Section One of Hickory Highlands, PUD as shown on the plat appearing of record in Instrument No. 20050706-0077601 and corrected in Instrument No. 20050725-0086047 and 200507250086048 and amended by Ratification, Dedication, and Adoption of Plat of record at Instrument No. 20050923-0114416 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Regal Homes Co., by deed of record as instrument number 2009025-0089404, said Register's Office of Davidson County, Tennessee and corrected by Scrivener's Affidavit of record as instrument number 20110824-0065408 said Register's Office.

Property is commonly known as: 788 Pippin Drive, Antioch, TN 37013

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, Her heirs and assigns, forever. And We do covenant with the said GRANTEE 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 and to the said GRANTEE, Her heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever 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 31 day of August, 2011.

REGAL HOMES CO.
STEVEN D. REIGLE, VICE PRESIDENT

State of Tennessee)
County of Cheatham)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Steven D. Reigle**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to the **Vice-President of Regal Homes Co.**, and that he as such Vice-President, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such president.

Witness my hand and official seal at Ashland City, Tennessee, this the 31 day of August, 2011.

SPENCER HAMLIN NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: 6/11/12

State of Tennessee)
County of Davidson)

The actual consideration for this transfer or value of property (whichever is greater) is $91,000.00.

This is equal to or greater than the property would bring at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this the 31st day of August, 2011.

NOTARY PUBLIC
My Commission Expires: _____

