WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120001814 DEEDWARR
Recvd: 01/09/12 11:21 2 pgs
Fees:13.00 Taxes:296.00
20120109-0002106

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Kimberly Wade
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of January, 2012

Dana Loggins
Notary Public

MY COMMISSION EXPIRES: 8-3-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kenneth Wade	Kenneth Wade	163070A09800CO
(NAME) 4910 Atwood Dr.	(NAME) 4910 ATWOOD DR.	
(ADDRESS) Nashville, TN 37220	(ADDRESS) NASHVILLE, TN 37220	
(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 considerations, the receipt of which is hereby acknowledged, **Regal Homes, Co., a Tennessee corporation**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Kenneth Wade and Kimberly Wade, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 Lot No. 98 on the plan of Ridgeview UDO, Phase One, of record in Instrument 200806030056596, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being part of the same property conveyed to Regal Homes, Co., a Tennessee Corporation by Specail Warranty Deed from Capital Bank, N.A., successor by merger to GreenBank, dated 12/21/2011 and filed for record on 12/28/2011 in Instrument No. 20111228-0101524, Register's Office for Davidson County, Tennessee.

All matters as set forth per Instrument 200806030056596, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws and Charter of record in Instrument 200805120048644, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Book 6764, Page 706, said Register's Office.
Consent to Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Book 6803, Page 705, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Book 8757, Page 832, said Register's Office.
Storm Water Detention Agreement of record in Instrument 200608090097641, said Register's Office.
Grant of Easement of record in Instrument 200812160120394, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations

and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2305 Farrington Place, 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 GRANTEE(S), their heirs and/or 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/or 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 6th day of January, 2012.

REGAL HOMES, CO., A TENNESSEE CORPORATION

Steve Reigle
Vice President

State of Tennessee
County of Wilson

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 oath acknowledged himself to be the Vice President of Regal Homes, Co., a Tennessee corporation the within named bargainer, a corporation, and that, Steve Reigle as such Vice President, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Steve Reigle as such Vice President.

Witness my hand and Official seal this 6th day of January, 2012.

Notary Public
My Commission Expires: 8-3-15

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122