BOX #14A

G#23826-2

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

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL
Kenneth Jason Sherrill	Avenue Bank	163 02 OB 135.00 CO
638 Pippin Drive	3823 Cleghorn Avenue	
Unit 127	Nashville, TN 37215	
Antioch, TN 37013		

WARRANTY DEED

For and in consideration of the sum of **EIGHTY FIVE THOUSAND DOLLARS ($85,000.00)** 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 **KENNETH JASON SHERRILL, an unmarried person**, GRANTEE herein, His 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 Unit 127, as shown on the Plan of Berkeley Hall, Section Two, Townhomes, filed as Exhibit "A" and established by the First Amendment to the Master Deed for Berkeley Hall Townhomes recorded as Instrument No. 20070705-0079992, amending Master Deed and Declaration for Berkeley Hall Townhomes, of record as Instrument No. 20061127-0146201, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Units as set forth in said Master Deed, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to Regal Homes, Co., by Substitute Trustee's Deed of record as instrument number 20090925-0089406, said Register's Office of Davidson County, Tennessee; corrected by Scrivener's Affidavit as recorded instrument 20100312-0019071 Register's Office for Davidson County, Tennessee; and further memorialized by Deed of Correction for said Substitute Trustee's Deed of record as instrument number 20120404-0028420 Register's Office for Davidson County, Tennessee

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20061031-0135165 with Supplemental Restrictions of record as Instrument No. 20070509-0055919, said Register's Office;

Easement(s) of record as Instrument No. 20061117-0143185, said Register's Office;

Matters shown on the Plan of record as Instrument No. 20050706-0077601, corrected as Instrument Nos. 20050725-0086047 and 20050725-0086048, ratified and adopted as Instrument No. 20050923-0114416, said Register's Office;

This property is commonly known as 638 Pippin Drive, Unit 127, 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, His 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, His 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 30 day of March, 2012.

BILL GARRETT, Davidson County
Trans:T20120024352 DEEDWARR
Recvd: 04/04/12 09:18 2 pgs
Fees:13.00 Taxes:314.50



20120404-0028421

Steven Reigle Vice President

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 30 day of March, 2012.

SPENCER HAMLIN
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: 10/1/14

State of Tennessee)
County of ~~Cheatham~~ Davidson)

The actual consideration for this transfer or value of property (whichever is greater) is $85,000.00.

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 30th day of March, 2012.

Katherine Goodson
NOTARY PUBLIC
My Commission Expires: May 5, 2015

KATHERINE BOODSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.