WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/08/13 14:26 2 pgs
Fees:13.00 Taxes:64.75
20130208-0013432

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$17,500.00.
Affiant

Subscribed and sworn to before me this 6th day of Feb, 2015

Notary Public
My Commission expires: 1-6-2015
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Regal Homes, Inc.	SAME	072-13-0-253.00
290 Ed Harris Road		
Ashland City, TN 37015		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **The 921 Douglas Avenue Trust, TN Homebuyers, Inc., as Trustee**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Regal Homes, Inc.**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 214 on the plan of Trevecca Subdivision of Renraw, of record in Book 421, pages 72 and 73, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to The 921 Douglas Avenue Trust, TN Homebuyers, Inc., as Trustee by deed from The Estate of James Richard McDole, on August 3, 2005, of record in Instrument Number 20050819-0099206, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 421, pages72-73, Register's Office Davidson County, Tennessee.

This is improved property known as: **921 Douglas Avenue, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this February 6, 2013.

TN Homebuyers, Inc., as Trustee for The 921 Douglas Avenue Trust,

By Dan Lain

STATE OF TENNESSEE
COUNTY OF Robertson

On this the 6th day of February, 2013, before me personally appeared Dan Lain, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the President of TN Homebuyer's Inc., acting as Trustee for The 921 Douglas Avenue Trust, the within named bargainor, and that he as such President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 6th day of February, 2013.

Amanda Dean
Notary Public
My Commission Expires 10/26/2013

AMANDA DEAN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY