WARRANTY DEED

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ 70,000.00

Regal Homes VP

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS THE 19th DAY OF April, 2013.

Notary Public

MY COMMISSION EXPIRES: 2/6/17
(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 311 E. Main Street, STE 5, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Regal Homes Company	**SAME AS NEW OWNER**	**91-6-32.00**
290 Ed Harris Road		
Ashland City, TN 37015		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, ***James E. Nickens and Margaret Moore and Jennie Meadows*** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO ***Regal Homes Company*** 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:

For reference only this is Property being known as 5820 Morrow Road Nashville TN and being described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 of the Revised Plan of the Morrow Road Subdivision, not of record, described according to a survey made by W.W. Turner Company, Engineers, in May, 1949 as follows:

Beginning on the northerly margin of Morrow Road at a point 500 feet east of the easterly margin of 60th Avenue North, being the corner of Lots Nos. 9 and 10; thence wit the line between said two lots northwardly 125 feet; thence eastwardly and parallel wit the northerly margin of Morrow Road, 60 feet to the corner of Lots Nos. 10 and 11; thence with the line between said two lots, southwardly 125 feet to the northwardly margin of Morrow Road; thence with said road, westwardly 60 feet to the beginning.

Being the same property conveyed to James E Nickens and Margaret Moore and Jennie Meadows by Affidavit of Heirship from Mary Nickens a/k/a Mary Burrum Nickens Scarbrough dated 10/8/11 and filed for record on 10/12/11 of record in Inst. No. 201110120079332, said Register's Office for said County.

This property is not a marital residence and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 260-2-307 or other similar stature.

This is: Unimproved ( )
Improved (X) Property, known as **5820 Morrow Road, Nashville, TN**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 our hands this 19th day of April, 2013.

James E. Nickens

Jennie Meadows

Margaret Moore

BILL GARRETT, Davidson County
Trans:T20130032746 DEEDWARR
Recvd: 04/22/13 11:07 2 pgs
Fees:13.00 Taxes:259.00

20130422-0039696

STATE OF TENNESSEE
COUNTY OF Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James E. Nickens, Margaret Moore and Jennie Meadows,** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **they** executed the within instrument for the purposes therein contained.

TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Witness my hand and official seal this 19th day of April, 2013.

Commission Expires: 2/6/17

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

On this the _____ day of _____, _____, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____, on this the _____day of _____, _____.

My commission expires:_____

_____
Notary Public