WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Affiant

Subscribed and sworn to before me, this 30TH DAY OF APRIL, 2013.

Notary Public

MY COMMISSION EXPIRES:
11-3-15

(AFFIX SEAL)

MARY BIRTHRIGHT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Regal Homes Co.	SAME AS NEW OWNER	09112014500
	(NAME)	
290 Ed Harris Road		
(ADDRESS)	(ADDRESS)	
Ashland City, TN 37015		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we James Edward Swift and wife, Mary Patricia Waters Swift 11/12 undivided interest and Ann Elizabeth T. Widseth, 1/12 undivided interest, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Regal Homes Co., hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOTS 307 AND 309 OF BLOCK NO. 38 IN PLAN NO. ONE OF WEST NASHVILLE, OF RECORD IN PLAT BOOK 57, PAGE 74 AND 75, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JAMES EDWARD SWIFT AND WIFE, MARY PATRICIA WATERS SMITH, 11/12 UNDIVIDED INTEREST AND ANN ELIZABETH T. WIDSETH, 1/12 UNDIVIDED INTEREST BY WARRANTY DEED FROM EDWARD M. MEADOWS, WILLIAM G. MEADOWS, BEVERLY JEAN M. HARMAN, MARJORIE D. M. BRAMBLE AND JOHN NORMAN THOMPSON AS TO THEIR INTEREST IN THE PROPERTY UNDER THE ESTATE OF E. M. MEADOWS.

MARY PATRICIA SWIFT EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF ANN ELIZABETH T. WIDSETH PURSUANT TO SPECIFIC POWER-OF-ATTORNEY OF RECORD BY INSTRUMENT NO. 20130502-0044008, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO 2013 COUNTY TAXES, AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved (X)
This is improved ( ) property, known as 4404 Delaware Ave., Nashville, TN 37209
(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 GRANTEES, 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 my/our hand(s) this 30th day of April, 2013.

BILL GARRETT, Davidson County
Trans: T20130036324 DEEDWARR
Recvd: 05/02/13 09:11 2 pgs
Fees: 13.00 Taxes: 166.50

20130502-0044009

WARRANTY DEED
(Continued)

James Edward Swift

Mary Patricia Waters Swift

Ann Elizabeth T. Widseth

BY: Mary Patricia Swift, her Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Edward Swift and wife, Mary Patricia Waters Swift, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at Goodlettsville, Tennessee, this the 30th day of April, 2013.

Notary Public

My Commission Expires:11/3/15

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, the within named Mary Patricia Swift, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of Ann Elizabeth T. Widseth and acknowledged that she executed the same as the free act and deed of the said Ann Elizabeth T. Widseth.

Witness my hand and seal at Goodlettsville, Tennessee, this 30th day of April, 2013.

Notary Public

My commission expires: 11/3/15

(Seal)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072