BILL GARRETT, Davidson County
Trans:T20130039981 DEEDWARR
Recvd: 05/14/13 09:44 2 pgs
Fees:13.00 Taxes:1072.63

20130514-0048316

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF May, 2013.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

G-VRES-13-4720

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Scott Knabe	**PrimeLending, a Plainscapital Company**	
(NAME)	(NAME)	**91-7-163.00**
4702 Kentucky Avenue	**18111 Preston Road, Suite 900**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Dallas, TX 75252**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **REGAL HOMES, CO., A TENNESSEE CORPORATION,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SCOTT KNABE, AN UNMARRIED MAN AND SARA JOHNSON, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH THE RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 15, VIEWPOINT ADDITION TO WEST NASHVILLE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 547, PAGE 65, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM CHRISTOPHER R. VAUGHN, AS TRUSTEE OF THE "TWINS TRUST DATED 19TH DAY OF MARCH, 2010" U/A/D MARCH 19, 2010 TO REGAL HOMES, CO., A TENNESSEE CORPORATION AS RECORDED ON THE 14TH DAY OF JANUARY, 2013 IN INSTRUMENT NO. 20130114-0004005; WARRANTY DEED FROM ARGIE D. FRANKLIN, UNMARRIED TO CHRISTOPHER R. VAUGHN, AS TRUSTEE OF THE "TWINS TRUST DATED 19TH DAY OF MARCH, 2010" U/A/D MARCH 19, 2010 AS RECORDED ON THE 7TH DAY OF JUNE, 2012 IN INSTRUMENT NO. 20120607-0049591, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 547, PAGE 65 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **4702 Kentucky Avenue Nashville, Tennessee 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 GRANTEE(S), their heirs and 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 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 9th day of May, 2013.

Regal Homes, Co., a Tennessee Corporation

BY: Regal Homes

Steven Reigle, VP

STATE OF Tennessee
COUNTY OF Davidson

On this the 9th day of May, 2013, before me personally appeared Steven Reigle, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Vice President of Regal Homes, Co., a Tennessee Corporation , the within named bargainor, a corporation, and that he/she as such Vice President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th day of May, 2013.

Megan Paulus
Notary Public

My Commission Expires: 1-9-16

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212