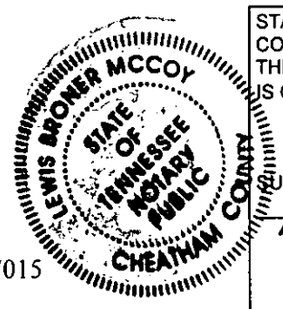
Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 13050029



STATE OF TENNESSEE }
COUNTY OF Davidson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,500.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 30 DAY OF May, 2013.

NOTARY PUBLIC

My Commission expires: 9/29/14

Address of New Owner	Send Tax Bills To:	Tax Information:
Alison Harlan and Jonathan Smith 1007 Joseph Avenue Nashville, TN 37207	Same	082-03-0-058.00

BILL GARRETT, Davidson County
Trans:T20130045914 DEEDWARR
Recvd: 06/03/13 13:17 2 pgs
Fees:13.00 Taxes:878.75
20130603-0055634

Warranty Deed (Corporate)

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Regal Homes Co., a Tennessee Corporation,** hereinafter called the **GRANTOR**, has bargained and sold, and by these presents does transfer and convey unto **Alison Harlan and Jonathan Smith, GRANTEES** herein, the following described property, to be held as Tenants in common with rights of survivorship with it being the intent of the Grantees that the survivor of the two shall acquire the entire fee:

Land in Davidson County, Tennessee, being all of Lot No. 85, on the Plan of Sharpe and Horn's Addition, as shown on the plan of record filed in Plat Book 161, Page 53, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Regal Homes Company, a Tennessee Corporation by Deed from Janet Stocker and Ashley Stocker, tenants by the entirety dated 7/23/12 and recorded on 8/1/12 in Instrument No. 20120801-0068135, Register's Office for Davison County, Tennessee.

Regal Homes Company is one and the same entity as Regal Homes Co.

This is improved property generally located:
1007 Joseph Avenue, Nashville, TN 37207

SUBJECT TO THE FOLLOWING:

1. 2013 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Easement, setbacks and all other matters shown on the Plat of record at Plat Book 161, Page 53 , Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

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 assigns, forever. Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that

same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. Grantor further covenants and binds itself, its successors, and/or assigns, to warrant and forever defend the title to the said land to the 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.

IN WITNESS WHEREOF, **Regal Homes Co.** has caused this instrument to be executed, this the 30 day of May, 2013.

Regal Homes

VP

Regal Homes Co.
By: Steven D. Reigle, Vice President

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Steven D. Reigle,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself/herself to be the Vice President of **Regal Homes Co.**, the within named bargainor, and he as such Vice Presient, executed the within instrument for the purposes therein contained by signing the name of the **Regal Homes Co.** by himself as such officer.

This the 30 day of May, 2013.

My commission Expires: 9/29/14

NOTARY PUBLIC

LEWIS BROMER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY