PREPARED BY JERRY W. HAMLIN, ATTORNEY AT LAW
ASHLAND CITY, TENNESSEE

BILL GARRETT, Davidson County
Trans:T20130052446 DEEDWARR
Recvd: 06/20/13 15:26 2 pgs
Fees:13.00 Taxes:666.00
20130620-0063543

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL
Regal Homes Co.	Same	Map Id: 091 15 0 012.00
290 Ed Harris Road		
Ashland City, TN 37015		

WARRANTY DEED

For and in consideration of the sum of **ONE HUNDRED EIGHTY THOUSAND DOLLARS ($180,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, I, **V. CAROLYN CALLIS, by and through my lawfully appointed attorney-in-fact, JEAN M. SEXTON**, GRANTOR, have bargained and sold, and by these presents do transfer and convey unto the said **REGAL HOMES CO. a Tennessee Corporation**, GRANTEE herein, Their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Beginning at a stake on the west margin of the New County Road, 725 feet south of Charlotte Pike; running thence south 74 1/2 deg. west 775 feet to the center of Richland Creek; thence with the center of said creek, south 19 1/2 deg. east 56 1/2 feet; thence north 74 1/2 deg. east 771 feet to said margin of said County Road; thence at right angles along said margin of said County Road, north 15 1/2 deg. west 56.3 feet to the beginning containing 1 acre more or less.

AND BEING Tract 2 of land conveyed to V. Carolyn Callis by Quitclaim Deed of record as Instrument Number 20050817-0097439 Register's Office for Davidson County, Tennessee.

Durable Power of Attorney for V. Carolyn Callis establishing Jeam M. Sexton as her lawful attorney-in-fact of record as Instument Number 20110803-0059782 Register's Office Davidson County,Tennessee

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, Their heirs and assigns, forever. And I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land and to the said GRANTEE, Their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever 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 3rd day of May, 2013.

V Carolyn Callis by Jean M Sexton POA
V. CAROLYN CALLIS
By and through her lawful attorney-in-fact
JEAN M. SEXTON

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 **V. CAROLYN CALLIS by and through her lawful attorney-in-fact JEAN M. SEXTON**, 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 for the purposes therein contained.

STEPHEN C. SEXTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Witness my hand and official seal at Ashland City, Tennessee, this the 3rd day of May, 2013.

S. Stephen C. Sexton
NOTARY PUBLIC
My Commission Expires: 8/17/15

State of Tennessee)
County of Cheatham)

The actual consideration for this transfer or value of property (whichever is greater) is $180,000.00.

This is equal to or greater than the property would bring at a fair and voluntary sale.

Regal Homes

AFFIANT By VP

Sworn to and subscribed before me this the 6 day of May, 2013.

KIMBERLY FISHER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Kimberly Fisher

NOTARY PUBLIC
My Commission Expires: 1-10-2015