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:895.40
20130620-0063544

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL
Regal Homes Co.	Same	Map Id: 091 15 0 013.00
290 Ed Harris Road		Map Id: 091 14 0 229.00
Ashland City, TN 37015		

WARRANTY DEED

For and in consideration of the sum of **TWO HUNDRED FORTY TWO THOUSAND DOLLARS ($242,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, I, **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:

Adjoining the south side of the one acre tract sold by the Nashville Land Improvement Company on June 22, 1892, to Mrs. A. D. Wright, It fronts 58 feet on the west side of what was formerly called the New county Road, now known as Richland Avenue or 54th Avenue North and runs back at right angles from said Avenue between parallel lines to the center of Richland Creek. The north line being 771 feet and the south line 771 feet, more or less, containing one acre, more or less.

AND BEING the same land conveyed to Jean M. Sexton by Warranty Deed of record in Deed Book 2646, Page 121 Register's Office for Davidson County, Tennessee.

Said property being subject to a certain Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage for Parcel 091 14 0 229.00 of record at Book 8681, Page 129 Register's Office for 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.

Jean M Sexton
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 **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.

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

NOTARY PUBLIC
My Commission Expires: 8/17/15

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

State of Tennessee)
County of Cheatham)

The actual consideration for this transfer or value of property (whichever is greater) is $242,000.00.

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

Regal Homes

By: _____ Its VP

AFFIANT

Sworn to and subscribed before me this the 10 day of May, 2013.

KIMBERLY FISHER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Kimberly Fisher

NOTARY PUBLIC

My Commission Expires: 4-10-2015