BILL GARRETT, Davidson County
Trans:T20130065402 DEEDWARR
Recvd: 07/31/13 11:29 2 pgs
Fees:13.00 Taxes:980.50

20130731-0079730

WARRANTY DEED

G-RR-13-824

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF July 2013.

Notary Public

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

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
Patrick Griffin	NOLA Lending Group LLC	
824 N 2nd Street (ADDRESS)	830 W Causeway Approach, Ste. 1100 (ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Mandeville, LA 70471 (CITY) (STATE) (ZIP)	82-7-33.00

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., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PATRICK GRIFFIN, UNMARRIED AND MATT KRAATZ, UNMARRIED, AS TENANTS IN COMMON, 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 20, SHIELDS DAVIS SHARPE AND HORN SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 57, PAGE 86, 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 TO CHARLES M. ARMSTRONG, SR AND WIFE BARBARA COX ARMSTRONG, BY DEED FROM JAMES R.TUCKER AND WIFE, ANN, ANN TUCKER, OF RECORD IN BOOK 4757, PAGE 100, DATED OCTOBER 17,1973, SAID REGISTER'S OFFICE. FURTHER BEING THE SAME PROPERTY CONVEYED TO REGAL HOMES CO. BY WARRANTY DEED FROM BARBARA COX ARMSTRONG, RECORDED ON THE 13TH DAY OF FEBRUARY, 2013 IN INSTRUMENT NO. 20130213-0014884, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN PLAT BOOK 57, PAGE 86, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )

This is improved (X) property, known as 824 N 2nd Street, Nashville, Tennessee 37207
(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 25th day of July, 2013.

Regal Homes Co. Regal Homes

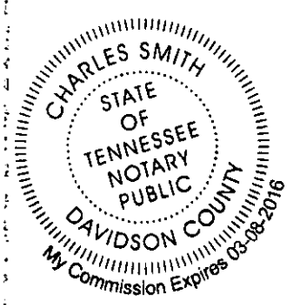
By:_____
Steven D. Reigle, Vice President

STATE OF Tennessee
COUNTY OF Davidson

On this the 25th day of July, 2013, before me personally appeared Steven D. 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., 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 ~~25~~th day ~~of~~ July, 2013.

_____
Notary Public



My Commission Expires:

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903