BILL GARRETT, Davidson County
Trans:T20130076453 DEEDWARR
Recvd: 09/04/13 13:10 2 pgs
Fees:13.00 Taxes:111.00
20130904-0093181

RECORD AND RETURN TO:
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 POINT EAST DRIVE
NASHVILLE, TENNESSEE 37216
FILE NO. 11

# WARRANTY DEED

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

MARKA L. NETTLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER ~~IS GREATER~~, FOR THIS TRANSFER IS **$30,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF AUGUST, 2013.

Notary Public

MY COMMISSION EXPIRES: 12/28/2013

THIS INSTRUMENT WAS PREPARED BY
TITLE PROFESSIONALS OF TENNESSEE, LLC, 101 Point East Drive, Nashville, Tennessee 37216

| ADDRESS OF NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO. |
|---|---|---|
| **RED GROUP, LLC**<br>**2507 Westfield Drive**<br>**Lebanon, TN 37090** | **SAME** | **150-06-0-177** |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **REGENT LAND, LLC, a Tennessee limited liability company,**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RED GROUP, LLC, a Tennessee limited liability company,**

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

**Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Revised West Lake Subdivision of record in Plat Book 6250, page 785, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.**

**Being the same property conveyed to Regent Land, LLC, a Tennessee limited liability company, by Successor Trustee's Deed from R. Calloway Renegar, Successor Trustee, of record in Instrument Number 20100525-0040150, Register's Office for Davidson County, Tennessee.**

**This is ~~improved~~ Unimproved property known as 2933 Lera Jones Drive, Antioch, Tennessee 37013**

**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 and assigns, forever, and we do covenant with the said GRANTEES 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 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.**

**WITNESS its hand this 30th day of August, 2013.**

**REGENT LAND, LLC**

**By:** _____
**DAVID TAYLOR, Chief Manager**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

**Before me, THE UNDERSIGNED, a Notary Public in and for the State and County aforesaid, personally appeared DAVID TAYLOR, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the CHIEF MANAGER of REGENT LAND, LLC, a Tennessee limited liability company, and that he as such CHIEF MANAGER, executed the foregoing instrument for the purpose therein contained.**

**WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of August, 2013.**

_____
**Notary Public**

**My Commission Expires:** 12/28/2013

