**WARRANTY DEED**

BILL GARRETT, Davidson County
Trans:T20130100070 DEEDWARR
Recvd: 11/26/13 10:56 2 pgs
Fees:13.00 Taxes:107.30
20131126-0121338

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $29,000.00.

Kristi Putman

Subscribed and sworn to before me, this the 25th day of November, 2013.

Tonya R. Mastin
Notary Public
My Commission Expires May 3, 2016

My Commission Expires: _____

TONYA R. MASTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT PREPARED BY**
**Bone McAllester Norton PLLC, 511 Union Street, Suite 1600, Nashville, TN 37219**

| Address New Owner: | Map-Parcel Numbers: | Send Tax Bills To: |
|---|---|---|
| Javier Garrido Carrasco<br>159 Sugar Cone Lane<br>Nashville, Tennessee 37013 | 072-14-0-114.00 | New Owner |

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Regal Homes Co., a Tennessee corporation ("Grantor"), has bargained and sold, and by these presents does transfer and convey to Javier Garrido Carrasco ("Grantee"), its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described as follows:

> Beginning in the center of Chapel Avenue, formerly Church Street, at the southwest corner of the property conveyed to John Lee Moore, et al, Trustees for the African M.E. Church, by deed from Wm. R. Cornelius, of record in Book 39, Page 766, Register's Office for said County; thence with their southerly line eastwardly 93 feet to the SW corner of the property conveyed to the Trustees of St. James A.M.E. Church by deed from Geo. W. Draper and wife, of record in Book 742, Page 186, said Register's Office; thence with their southerly line eastwardly 80 feet to the dividing line between Lot Nos. 30 and 31; thence with said line southwardly 35 feet; thence westwardly 173 feet to the center of Chapel Avenue; thence with same northwardly 35 feet to the beginning.
>
> Being the same property conveyed to Regal Homes, Inc., by Final Decree Confirming Sale of record in Instrument No. 20130905-0093795 and Quitclaim Deed of record in Instrument No. 20130925-0100632, Register's Office for Davidson County, Tennessee.

This is improved property, known as 2416 Chapel Avenue, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, its successors and assigns, forever. Grantor covenants that, subject to the

matters set forth above, Grantor is lawfully seized and possessed of said Property in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds herself and her heirs and representatives to warrant and forever defend the title to said Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of the 22nd day of November, 2013.

GRANTOR:

Regal Homes Co., a Tennessee corporation

By: _____
Steve Reigle, Vice President

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared, with whom I am personally acquainted, Steve Reigle (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he is the Vice President of Regal Homes Co., the within named bargainor, a Tennessee corporation, and that he, as such Vice President being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as Vice President.

Witness my hand and seal, at office in Nashville, Davidson County, Tennessee, this the 22nd day of November, 2013.

_____
NOTARY PUBLIC

C. TUCKER HERNDON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

My Commission Expires: Dec 6, 2016