BILL GARRETT, Davidson County
Trans:T20140000872 DEEDWARR
Recvd: 01/06/14 11:04 2 pgs
Fees:13.00 Taxes:381.10
20140106-0001118

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 3rd day of January, 2014, by and between Regal Homes Co., a Tennessee Corporation, party of the first part, and Dionicio G Salguero, an unmarried man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot(s) 5D38, as shown on the map entitled Glengarry Park, Section 5-D, of record in Plat Book 3600, Page 36, Register's Office for Davidson County, Tennessee,t o which plan reference is hereby made for a more complete and accurate legal description.

Being all or part of the same property conveyed to Regal Homes Co., by virtue of that certain Quit Claim Deed dated November 11, 2013, at Instrument No. 20131114-0117689 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2014 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Regal Homes

Regal Homes Co.
By: Steven D Reigle, Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Steven D Reigle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President of Regal Homes Co. the within named bargainer, and that he as such Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by himself as Vice President.

WITNESS my hand and official seal at office this 3rd day of January, 2014.

Notary Public

My Commission Expires

A. R. TURNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016

20131126

Property Owner & Address:	Dionicio G Salguero 404 Dunailie Drive Nashville, TN 37217
Tax Parcel No	12009015100
Property Address:	404 Dunailie Drive Nashville, TN 37217
MAIL TAX BILLS TO:	Regions Mortgage PO Box 2153, Birmingham, AL 35287-2520

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $103,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 3rd day of January, 2014.

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE NOTARY PUBLIC A. R. TURNER DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016