WARRANTY DEED

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Scott A Dereschuk
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of February, 2014.

Notary Public

MY COMMISSION EXPIRES: May 16, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Scott A. Dereschuk	USAA Federal Savings Bank	08207022300
(NAME)	(NAME)	Davidson County DEEDWARR Recvd: 02/20/14 16:13 3 pgs Fees:18.00 Taxes:1073.00 **20140220-0014758**
2212 Grantland Avenue	10750 McDermott Frwy	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	San Antonio, TX 78288	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Regal Homes, Co., a Tennessee Corporation**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Scott A. Dereschuk, a single person**, hereinafter called the GRANTEE(S), its successors and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 28 on the plan of Dr. V. S. Lindsley's Addition to East Nashville, as shown by plat appearing of record in Book No. 57, page 25, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 28 fronts fifty (50) feet on the west side of Harris Avenue, or North Second Street extended, and runs back westwardly between parallel lines one hundred and forty two and one-half (142 1/2) feet to a ten foot alley.

Being the same property conveyed to Regal Homes, Co., a Tennessee Corporation by Warranty Deed from Cynthia Lyda, Kenneth Ray Swaw, and Nancy Lynn Martin, Summer Swaw Goins, individually and as Co-Adminstrator for the Estate of Richard Davis Swaw, Cody Ernesto Swaw, Individually and as Co-Adminstrator for the Estate of Richard Davis Swaw, and Francene Kavin as Guardian ad Litem for Brettney Necole, dated August 8, 2013 and filed in Instrument NUmber 20130814-0085560, Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Betty Jo Shaw, a single person by Deed from Joe Taylor, dated April 17, 1989 and filed in Book 7821, page 664, Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 710 N 2nd Street, Nashville, TN 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), its successors and/or 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), its successors and/or 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 hand this 14th day of February, 2014.

Regal Homes

Regal Homes, Co.,
by Steven D. Reigle, Vice President

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, of the state and county aforesaid, 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 the Vice President of Regal Homes, Co., a Tennessee corporation, the within named bargainor, a corporation, and that he as such Vice President, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and Official seal this 14th day of February, 2014.

Debbie A. Mitchell

Notary Public
My Commission Expires: 4/19/2017

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

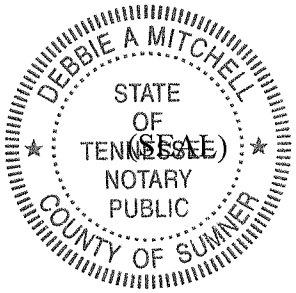
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Debbie A. Mitchell, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Debbie A. Mitchell
Notary Public

My Commission Expires: 4/19/2017