RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: JH140113

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140014041 DEEDWARR
Recvd: 02/28/14 09:47 2 pgs
Fees:13.00 Taxes:99.90
20140228-0017254

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $27,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of February, 2014.

NOTARY PUBLIC

My commission expires: 12/23/2014

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC MADISON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
D222, LLC 521 8th Ave. South, Ste. 103 Nashville, TN 37203	Same address as new owner	08207031400

FOR AND IN CONSIDERATION of the sum of no and 00/100 Dollars ($0.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **REGAL HOMES CO.**, hereinafter called the Grantor, has bargained and sold and by these presents does hereby transfer and convey unto, **D222, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee, it successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being the west 50 feet of Lot No. 31 on the plan of East Nashville Real Estate Co.'s Plan of Lots, as of record in Book 57, Page 11, Register's Office for said county.

Said part of lot fronts 50 feet on the south side of Hancock Street and runs back between parallel lines, along the east margin of Meridian Street or Avenue, 176 feet to an alley.

Being also the same property conveyed to Regal Homes Co., a Tennessee Corporation, by Warranty Deed from James Lewis Brown, dated 7/26/2013, recorded 7/26/2013, of record in Instrument No. 20130726-0077585, in the Register's Office for Davidson County, Tennessee. Being further conveyed to Regal Homes Co. by Quitclaim Deed from William Byrd Jr., a/k/a Billy Byrd, dated 11/21/2013, recorded 11/2/2013, of record in Instrument No. 20131122-0120458, Register's Office for Davidson County, Tennessee. *See also*: Amended Order Granting Motion for Default Judgment in Case No. 13-1623-I, Chancery Court for Davidson County, Tennessee, of record in Instrument No. 20140226-0016369, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on the Plat of record in Plat Book 57, page 11, in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, its successors and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 26th day of February, 2014.

REGAL HOMES CO.

Regal Homes

STEVE REIGLE, VICE PRESIDENT

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 26 day of February, 2014, before me, appeared Steve Reigle, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is Vice President of Regal Homes Co., a Tennessee Corporation, and that said instrument was signed in behalf of said Regal Homes Co., and said officer acknowledged said instrument to be the free act of deed of said Regal Homes Co..

WITNESS my hand and seal, this the 26 day of February, 2014.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

Leslie Garside
Notary Public

My commission expires: 12/23/2014