RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: JH140113B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140014044 DEEDWARR
Recvd: 02/28/14 09:49 2 pgs
Fees:13.00 Taxes:99.90
20140228-0017257

STATE OF TENNESSEE
COUNTY OF Williamson

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
Regal Homes Co. 290 Ed Harris Rd. Ashland City, TN 37015	Same address as new owner	08203003200

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, **D218, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **REGAL HOMES CO., A TENNESSEE CORPORATION**, hereinafter called the Grantee, its 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 Lot No. 63 on the map of Sharpe & Horn's Subdivision of the Lindsley property in northeast Nashville, as of record in Book 161, Page 53, Register's Office for Davidson County, Tennessee.

Said lot fronts 50 feet on the westerly side of Joseph Avenue and runs back between parallel lines 145 feet to an alley.

BEING the same property conveyed to D218, LLC, by Quitclaim Deed from Building Masters, LLC, a Tennessee Limited Liability Company, dated 4/22/2013, recorded 5/8/2013, of record in Instrument No. 20130508-0046234, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown on the Plat f record in Plat Book 161, page 53, 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 successors 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.

D218, LLC

BY: JUSTIN HICKS, CHIEF MANAGER

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 26TH day of February, 2014, before me, appeared Justin Hicks, 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 an Authorized Officer of D218, LLC, a Tennessee Limited Liability Company, and that said instrument was signed in behalf of said D218, LLC, and said officer acknowledged said instrument to be the free act of deed of said D218, LLC.

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

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC MADISON COUNTY

Notary Public

My commission expires: 12/23/2014