THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF MARCH, 2014. Notary Public MY COMMISSION EXPIRES: 1-9-16 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20140017995 DEEDWARR
Recvd: 03/18/14 09:40 2 pgs
Fees:13.00 Taxes:518.00
20140318-0022176

JAMES A. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN FILED

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Regal Homes Co.	owner	MAP 91-07
290 Ed Harris Road		PARCEL 008.00
Ashland City, TN 37015		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Alfred Wayne Hudgens, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Regal Homes Co., a Tennessee Corporation**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND 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. 1201 and Lot No. 1203 on the Plan of Plan No. 2 of West Nashville of record in Plat Book 57, Page 172, in the Register's Office for Davidson County, Tennessee, and the westerly 50.0 feet of 53rd avenue North, formerly Twelfth Street as shown on said Plan and also shown on a plan attached to and a part of Ordinance No. 711391 as of record in the Office of the Metropolitan Clerk, to which Plan reference is hereby described as follows:

Beginning at an iron pin at the intersection of the northerly margin of Pennsylvania Avenue and the centerline of said 53rd Avenue, North; thence with the said northerly margin of Pennsylvania Avenue, westwardly 110.0 feet to an iron pin, the southwesterly corner of Lot 1203; thence with the westerly line of said Lot No. 1203 northwardly 150.0 feet to an iron pin in the southerly margin of a 25.0 foot alley the northwesterly corner of said Lot No. 1203; thence with the southerly margin of said alley and parallel with the said corner of said Lot no. 1203; thence with southerly margin of said alley and parallel with the said northerly margin of said Pennsylvania Avenue, eastwardly 60.0 feet to an iron pin, the northeasterly corner of Lot No. 1201, the beginning of a curve to the left; thence with said curve (included angle; 36 deg. 01 min. 55 sec. radius 85.0", tangent 27.64') 53.45 feet to an iron pin in the centerline of said 53rd Avenue, North; thence with said centerline and parallel to the said westerly line of said Lot No. 1203 southwardly 166.26 feet to the point of beginning.

Being the same property conveyed to Alfred Wayne Hudgens, unmarried by Deed from Marietta June Hudgens Deen, married of record at Instrument No. 20090309-0020529, Register's Office for Davidson County, Tennessee, dated March 5, 2009 and recorded on March 9, 2009. This property is not now and has never been the residence of the Grantor and is not a marital asset.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **5300 Pennsylvania Avenue, Nashville, TN 37209.**

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, its successors and assigns forever; and we do covenant with the said GRANTEE 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, its successors and 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 the 17th day of March, 2014.

Alfred Wayne Hudgens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Alfred Wayne Hudgens** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 17th day of March, 2014.

My Commission expires: 1-9-16

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN.