THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 14020174

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $239,900.00.

Affiant

Subscribed and sworn to before me, this 18th day of March, 2014.

My Commission Expires September 9, 2014

My Commission Expires: _____

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20140018793 DEEDWARR
Recvd: 03/20/14 14:17 2 pgs
Fees:13.00 Taxes:887.63
20140320-0023152

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Dennis R Travers 5820 Morrow Road Nashville TN 37209	New Owner	Tax Parcel ID No. 091060G00100CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Regal Homes** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dennis R Travers, unmarried,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No B, 5820 Morrow Road Townhouses, as established under Master Deed of record in Instrument Number 20130624-0064379, in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more complete description of said unit.

Being part of the same property conveyed to Regal Homes by Deed from James E. Nickens and Margaret Moore and Jennie Meadows of record at Instrument No. 20130422-0039696, Register's Office for Davidson County, Tennessee, dated April 19, 2013 and recorded on April 22, 2013.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2014 a lien, not yet due and payable.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of record in Instrument Number 20130624-0064379, Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 5820 Morrow Road Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of March, 2014.

Regal Homes Regal Homes

BY: _____
Steven D Reigle, Vice President

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Steven D Reigle, with whom I am personally acquainted, and who upon oath acknowledged himself to be the Vice President of Regal Homes, the within named bargainor, and that he as such Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Authorized Representative.

Witness my hand, at office, this 18th day of March, 2014.

_____
Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 18, 2014