BILL GARRETT, Davidson County
Trans:T20140018984 DEEDWARR
Recvd: 03/21/14 10:35 2 pgs
Fees:13.00 Taxes:592.00
20140321-0023368

WARRANTY DEED	STATE OF TENNESSEE) COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $160,000.00.

Angel A. Sandoval

Subscribed and sworn to before me, this the [illegible] day of March, 2014.

Notary Public

My Commission Expires: Dec 4, 2015

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Bone McAllester Norton PLLC, 511 Union Street, Suite 1600, Nashville, TN 37219

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Regal Homes Co. 290 Ed Harris Road Ashland City, TN 37015	091-12-0-011.00	New Owner

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Angel A. Sandoval and Ana D. Hernandez (individually and collectively "Grantor"), has bargained and sold, and by these presents does transfer and convey to Regal Homes Co. ("Grantee"), its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described as follows:

Being the easterly 55 feet of lots Nos. 122, 124, 126, 128, 130 and 132 of Block 65, Plan No. 1 of West Nashville, as of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said part of said lots fronts 55 feet on the northerly side of Illinois Avenue and runs back between parallel lines with the westerly margin of 45th Avenue North, formerly 4th Street, 150 feet to an alley; and the westerly ½ of 45th Ave. North, now vacated by Ordinance #092-290, Register's Office for Davidson County.

Being the same property conveyed to Angel A. Sandoval and wife, Ana D. Hernandez by deed from Effie Mae Potts, unmarried, of record in Book 10760, page 175, said Register's Office.

This is improved property, known as 4502 Illinois Avenue, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Property in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds themselves and their heirs and representatives to warrant and forever defend the title to said Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of the 13th day of March, 2014.

GRANTOR:

Angel A. Sandoval

Angel A. Sandoval

Ana D. Hernandez

Ana D. Hernandez

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Angel A. Sandoval and wife, Ana D. Hernandez, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Davidson County, Tennessee, this 13th day of March, 2014.

C. TUCKER HERNDON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires Dec 4, 2016

NOTARY PUBLIC

My Commission Expires: December 4, 2016