 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is $288,000.00 Affiant Subscribed and sworn to before me, this 17th day of March, 2014 Notary Public My commission expires: 10-2-17

THIS INSTRUMENT PREPARED BY
Solomon Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20140020651 DEEDWARR
Recvd: 03/27/14 14:12 2 pgs
Fees:13.00 Taxes:1065.60
20140327-0025431

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Timothy Sears and Molly Sears	**New Owner**	**07116029500**
728 Douglas Ave.	**728 Douglas Ave.**	
Nashville, TN 37207	**Nashville, TN 37207**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Regal Homes Co., a Tennessee corporation,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Timothy Sears and Molly Sears, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot(s) "A", as shown on the map entitled Re-subdivision of Lot Nos. 393 to 397 Inclusive, Oakwood Park Subdivision, of record as Plat Book 1130, Page 9, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot "A" fronts 55 feet on the southerly side of Mile End Avenue, and runs back 153.5 feet on the easterly line and 152.5 feet on the westerly line with the easterly margin of north Ninth Street to a dead line, measuring 55 feet thereon.

Included in the above description but EXCLUDED therefrom is that certain property conveyed to The Metropolitan Government of Nashville and Davidson County by Order of Possession of record in Book 8657, page 419 and Final Order of record in Book 8860, page 256, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cornelius Yates by Warranty Deed from Charles G. Wallace and wife, Carolyn R. Wallace, of record in Book 5324, Page 547, Register's Office for Davidson County, Tennessee, dated August 11, 1978, and recorded on August 14, 1978.Being the same property conveyed to The Metropolitan Government by Final Decree Confirming Sale to the Metropolitan Government from Ellen Hobbs Lyle, Chancellor of record in Instrument Number 20110419-0030283, Register's Office for Davidson County, Tennessee, dated March 9, 2011, and recorded on April 19, 2011 and;

BEING the same property conveyed to Regal Homes Co., a Tennessee corporation, by Quitclaim Deed from The Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Instrument Number 20130220-0017055, Register's Office for Davidson County, Tennessee, dated February 14, 2013, and recorded on February 20, 2013 and;

Being the same property conveyed to Regal Homes Co., a Tennessee corporation, by Quitclaim Deed from Cornelius Yates of record in Instrument Number 20130415-0037383, Register's Office for Davidson County, Tennessee, dated April 15, 2013, and recorded on April 15, 2013.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as **728 Douglas Ave., Nashville, TN 37207.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, their heirs 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/our hand(s) this 17th day of March, 2014.

Regal Homes Co., a Tennessee Corporation
Regal Homes

By:_____
Steve Reigle, Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Steve Reigle, with whom I am personally acquainted or (who proved to me his identity on the basis of satisfactory evidence), and who, upon oath acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of Regal Homes, Co., a Tennessee corporation and is authorized by said corporation to execute this instrument on its behalf..

Witness my hand, at office, this 17 day of March, 2014.

_____
Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 9-5-2016

File #: **140054AT**
RECORD & RETURN TO:
SOLOMON PARKS TITLE & ESCROW, LLC
8119 ISABELLA LANE, STE 105
BRENTWOOD, TN 37027