BILL GARRETT, Davidson County
Trans:T20140022543 DEEDWARR
Recvd: 04/03/14 12:50 3 pgs
Fees:18.00 Taxes:481.00
20140403-0027790

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $130,000.00.

Subscribed and sworn to before me, this the 31st day of March, 2014.

Notary Public

My Commission Expires: _____

C.M. CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue, Suite 400
Nashville, TN 37203

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Regal Homes Co. 119 Cumberland Street Ashland City, Tennessee 37015	091-06-0-364.00 091-06-0-365.00 091-06-0-305.00	New Owner

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **949 MAIN, LLC,** (collectively, the "Grantors"), a Tennessee limited liability company, has bargained and sold, and by these presents does transfer and convey to **REGAL HOMES CO.** (collectively, the "Grantees"), a Tennessee corporation, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, Being part of Lot No. 1415 and all of Lot Nos. 1417 and 1419 of Block 199 on the Map showing extension of Plan No. 1, West Nashville, of record in Book 57, page 173, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said part of Lot No. 1415 and all of Lots Nos. 1417 and 1419 adjoin and front together 65 feet on the northerly side of Kentucky Avenue and run back between parallel lines 150 feet to an alley at the rear on which it measures 65 feet.

Being the same property conveyed to 949 Main, LLC, a Tennessee limited liability company, by Warranty Deeds from Stan Kinslow, dated December 5, 2013, of record in Instrument Nos. 20140127-0007220, 20140127-0007221 and 20140127-0007222, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever.

The Grantor covenants with the Grantee that the Grantor is lawfully seized and possessed of the said Property in fee simple; that the Grantor has a good right to convey the Property; and that the Property is unencumbered, except as follows:

(1) Davidson County taxes for the year 2014 and thereafter, not yet due and payable.

(2) All matters shown on the plat of Plan No. 1, West Nashville, as recorded in Book 57, page 173 in the Register's Office of Davidson County, Tennessee.

This is unimproved property located at: 5516 Kentucky Avenue, Nashville, TN 37209.

GRANTOR MAKE NO REPRESENTATION AS TO THE PROPERTY CONVEYED HEREBY, OR ITS CONDITION, ITS MERCHANTABILITY OR ITS SUITABILITY FOR ANY PARTICULAR USE OR PURPOSE, AND GRANTEE BY ITS ACCEPTANCE OF THIS DEED, HEREBY ACKNOWLEDGES THAT IT HAS BEEN GIVEN THE OPPORTUNITY TO INSPECT THE PROPERTY AND ACCEPT THE SAME "AS IS," "WHERE IS" AND "WITH ALL FAULTS." GRANTEE shall not make any claim against GRANTOR for diminution of the value of the Property, remediation of any contamination on the Property, loss of use of the Property, handling, transportation or disposal of contaminated media from the Property, or any other loss, damage or expense as the result of any environmental contamination or other latent or patent defect in the Property's condition.

The Grantor further covenants to warrant and forever defend the title to the Property to the Grantee, its heirs, successors and assigns, against the lawful claims of all persons whomsoever.

[Signatures to follow on the next page.]

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 31 day of March, 2014.

GRANTOR:

949 MAIN, LLC, a Tennessee limited liability company

By: Anthony Cherry Manager
Anthony Cherry, Manager

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Anthony Cherry**, to me known to be the person described in and who upon oath, acknowledged himself to be the Manager of 949 Main, LLC, the within named bargainor, a limited liability company, and that he as such Manager, executed the foregoing Warranty Deed for the purposes therein contained, by personally signing the name of the limited liability company as its Manager.

Witness my hand and seal, at office in Nashville, Tennessee, this 31st day of March, 2014.

I. M. Corriveau
Notary Public

My commission expires:



When recorded return to:
Residential & Commercial Title Services
1720 West End Avenue, Suite 400
Nashville, TN. 37203
(615) 921-8684

File No. R14-1159