Davidson County DEEDQC
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Fees:22.00 Taxes:0.00
20140515-0041667

This Instrument Prepared By:
BONE MCALLESTER NORTON PLLC (CTH)
Nashville City Center
511 Union Street, Suite 1600
Nashville, Tennessee 37219

QUITCLAIM DEED FOR SEPARATION OF TAX PARCELS

Address New Owner(s):	Send Tax Bills To:	Map & Parcel No.:
Regal Homes Co. 290 Ed Harris Road Ashland City, TN 37015	SAME	Part of 091-07-0-008.00

FOR AND IN CONSIDERATION of the sum of TEN and 00/100 DOLLARS ($10.00) cash in hand paid by the Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Regal Homes Co.**, a Tennessee corporation (the "Grantor"), does hereby quitclaim and convey unto **Regal Homes Co.**, a Tennessee corporation (the "Grantee"), and Grantee's successors and assigns, all of Grantor's right, title and interest in and to the following described property located in Davidson County, Tennessee, and being more particularly described as follows (the "Property"):

> Land in Davidson County, Tennessee, being Lot No. 1201 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 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 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 a distance of 85.0 feet to an iron pin being the southwesterly corner of Lot 1201; 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 Lot No. 1203 southwardly 166.26 feet to the point of beginning.

Being a portion of the same property conveyed to Regal Homes Co., a Tennessee Corporation, by Warranty Deed from Alfred Wayne Hudgens, married, of record in Instrument No. 20140318-0022176, Register's Office for Davidson County, Tennessee.

Excluded from this conveyance is 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.

THE PURPOSE FOR THIS CONVEYANCE IS TO SEPARATE THE CURRENT TAX PARCEL INTO TWO SEPARATE TAX PARCELS.

This is improved real property with mailing address of 5300A Pennsylvania Avenue, Nashville, Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on the 15th day of May, 2014.

GRANTOR:

REGAL HOMES, CO.

By: _____
Steve Reigle, Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county mentioned above, personally appeared Steve Reigle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of Regal Homes, Co., the within named bargainor, a Tennessee corporation, and that as such Vice President executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as Vice President.

Witness my hand, at office, this 15th day of May, 2014.

_____
Notary Public

BRENDA SANDLIN
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires OCT. 30, 2017

My Commission Expires: Oct 30, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $-0-.

AFFIANT

Subscribed and sworn to before me, this 5th day of May, 2014.

NOTARY PUBLIC

GLENDA FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires OCT. 30, 2017

My Commission Expires:

Oct 30, 2017

Certificate of Authenticity

I, Stacy Reigle, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Stacy Reigle

Signature

State of Tennessee

County of Cheatham

Personally appeared before me, Glenda Sandlin, a notary public for this county and state, Tennessee who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

GLENDA SANDLIN
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM CO.
My Commission Expires OCT. 30, 2017

Notary's Signature

My Commission Expires: Oct 30, 2017.