BILL GARRETT, Davidson County
Trans:T20140034151 DEEDWARR
Recvd: 05/16/14 08:37 2 pgs
Fees:13.00 Taxes:887.63
20140516-0042041

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 2nd day of May, 2014.

Notary Public

My commission expires: 03-01-16

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
EMILY MCGREW	**NEW OWNER**	**091060G00100CO**
5822 MORROW RD	**SAME**	
NASHVILLE, TN 37209	**SAME**	

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 COMPANY

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

EMILY MCGREW, UNMARRIED

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. A, 3820 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 A PORTION OF THE SAME PROPERTY CONVEYED TO REGAL HOMES COMPANY, BY DEED FROM JAMES E. NICKENS AND MARGARET MOORE AND JENNIE MEADOWS, DATED 04/19/2013 AND RECORDED ON 04/22/2013 IN INSTRUMENT NUMBER 20130422-0039696, DAVIDSON COUNTY, TENNESSEE, IN THE AMOUNT OF $70,000.00.

ALSO BEING THE SAME PROPERTY CONVEYED TO JAMES E. NICKENS AND MARGARET E. MOORE AND JENNIE E. MEADOWS BY AFFIDAVIT OF HEIRSHIP FROM MARY NICKENS A/K/A MARY BURRUM NICKENS SCARBROUGH DATED 10/18/2011 AND RECORDED ON 10/12/2011 IN INSTRUMENT NUMBER 20111012-0079332, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 5822 MORROW RD, NASHVILLE, TN 37209.

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, their heirs and assigns forever; and we do covenant with 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 in 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 2nd day of May, 2014.

Regal Homes

REGAL HOMES COMPANY
BY: STEVEN D. REIGLE
ITS: VICE PRESIDENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **STEVEN D. REIGLE** whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she/they is VICE PRESIDENT of REGAL HOMES COMPANY that he is authorized by REGAL HOMES COMPANY to execute this instrument on its behalf by his/her/their self as such VICE PRESIDENT.

Witness my hand, at office, this 2nd day of May, 2014.

Jana Drury
Notary Public

My Commission Expires: 03-01-16

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY