WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/8/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

B-KW-14-1322

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Manea Wilkin	Franklin American Mortgage Company	
(NAME)	(NAME)	**071-15-0-063.00**
1310 Cherry Avenue	**501 Corporate Centre Drive**	
(ADDRESS)	(ADDRESS)	
San Jose, CA 95125	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **REGAL HOMES CO., A TENNESSEE CORPORATION,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MANEA WILKIN, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the southerly 45 feet of Lot No. 52 on the Plan of Eastmoreland Place of record in Plat Book 161, Page 170, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 52 fronts 45 feet on the westerly side of Meridian Street and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Regal Homes by deed from Shapiro & Kirsch, LLP, as Substitute Trustee of record in Instrument No. 20130920-0099206 Register's Office for Davidson County, Tennessee, dated September 11, 2013 and recorded on September 20, 2013.

In the previous deed, title was erroneously stated by scrivener's error as Regal Homes. Regal Homes is not a registered entity in the State of Tennessee. The legal name of the Grantor herein is Regal Homes Co.

This conveyance is subject to:
- Taxes for the year 2014 a lien, not yet due and payable.
- Plan of record in Plat Book 161, Page 170, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1322 Meridian Street, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20140042764 DEEDWARR
Recvd: 06/17/14 12:05 2 pgs
Fees:13.00 Taxes:1091.50
20140617-0052719

Witness my/our hand(s) this the 12th DAY OF JUNE, 2014.

Regal Homes Co.

BY: _____
Steve Reigle
Authorized Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, 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 such person to be the AUTHORIZED REPRESENTATIVE of REGAL HOMES CO., the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as AUTHORIZED REPRESENTATIVE.

Witness my hand and official seal, this the 12th of June, 2014.

_____
Notary Public
My Commission Expires: _____
(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212