BILL GARRETT, Davidson County
Trans:T20140049376 DEEDWARR
Recvd: 07/10/14 14:53 2 pgs
Fees:13.00 Taxes:222.00
20140710-0060934

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, TN 37055
CHIC 14399

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SIXTY THOUSAND AND 00/100 ($60,000.00) DOLLARS, cash in hand paid by REGAL HOMES CO, receipt of which is hereby acknowledged, we, CHARLES FULLER and wife, BETTY FULLER, have bargained and sold, and by these presents transfer and convey unto the said REGAL HOMES CO, its successorsits successors and assigns, a certain tract or parcel of land as follows:

Being Lot Number 2 on the plan of the Re-Subdivision of part of Lots 126 and 127 in V. S. Lindsley's Addition to East Nashville of record in Book 3500, Page 36, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Charles Fuller and wife, Betty Fuller by deed from Wallace O. Frey, dated September 10, 2007, of record in Instrument Number 20070911-0108721, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a right-of-way of Cleveland Street.

This conveyance is subject to all matters as shown on plat of record in Book 3500, Page 36, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 3368, Page 23 and Book 3570, Page 83, as may apply, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said REGAL HOMES CO, its successors and assigns, forever. And we do covenant with the said REGAL HOMES CO, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered except for 2014 Davidson County property taxes which have been prorated and will be paid by Grantees. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said REGAL HOMES CO, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS, on this 9th day of July, 2014.

X _____
CHARLES FULLER

_____
BETTY FULLER

STATE OF TENNESSEE
COUNTY OF ~~DICKSON~~ DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, CHARLES FULLER and wife, BETTY FULLER, with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 9th day of July, 2014.

_____
NOTARY PUBLIC

My Commission Expires: JUNE 19, 2017

JOSEPH M. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Exp. 6-19-2017

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $60,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

_____
AFFIANT

Sworn to and subscribed to before me this 9th day of July, 2014.

_____
NOTARY PUBLIC

My Commission Expires: JUNE 19, 2017

JOSEPH M. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Exp. 6-19-2017

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Tax Map: 082 03 O 143.01

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
REGAL HOMES CO
290 Ed Harris Rd
Ashland City, TN 37015