THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 300,500.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF July, 2014 Notary Public MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Lundeen	Peoples Home Equity, Inc.	MAP 091 080
4607 Michigan Avenue	150 N. Seven Oaks Dr.	PARCEL p/o 21000
Nashville, TN 37209	Knoxville, TN 37922	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Regal Homes Co., a Tennessee Corporation,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher Lundeen, an unmarried man and Brianna Kourajian, an unmarried woman,** as joint tenants with right of survivorship,

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 Lot No. 6, Block 2, on the Map of East Extension of Plan No. 1 West Nashville, of record in Plat Book 421, Page 1, in the Register's Office for said County.

Said Lot No. 6 fronts 50' on the southerly side of Michigan Avenue and runs back between parallel lines 150' more or less to an alley.

Being the same property conveyed to Marv Dennis, unmarried by deed from Curtis M. Groves, married, of record in Instrument No. 20071015-0121773, Register's Office for Davidson County, Tennessee and the same property conveyed to Regal Homes, Co. by deed from Shapiro & Kirsch, LLP, of record in Instrument No. 20131226-0129912, said Register's Office.
FURTHER BEING part of the same property conveyed to Regal Homes Co., by Quitclaim Deed from Regal Homes Co., of record in Instrument No. 20140220-0014596, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED
(X) IMPROVED property known as **4607 Michigan Avenue, 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 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 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 ___ hand( ) this the 10th day of July, 2014.

Regal Homes, a Tennessee Corporation

BY: Regal Homes VP

ITS: Vice Pres

BILL GARRETT, Davidson County
Trans:T20140051101 DEEDWARR
Recvd: 07/16/14 14:06 2 pgs
Fees:13.00 Taxes:1111.85
20140716-0062950

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Steve Reigle, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of the maker, **Regal Homes Co. a Tennessee Corporation**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 10th day of July, 2014.

My Commission expires 10/18/16

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY