BILL GARRETT, Davidson County
Trans:T20140052933 DEEDWARR
Recvd: 07/22/14 14:16 2 pgs
Fees:13.00 Taxes:684.50
20140722-0065099

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, TN 37055
CHIC 14396

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED EIGHTY FIVE THOUSAND AND 00/100 ($185,000.00) DOLLARS, cash in hand paid by REGAL HOMES CO., receipt of which is hereby acknowledged, we, RODNEY E. DAVIS and wife, PAMELA JO DAVIS, have bargained and sold, and by these presents transfer and convey unto the said REGAL HOMES CO., its successors and assigns, a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee being Lots Numbers 58 and 59 on the Plan of West End Park Terrace, of record in Book 547, Page 36, Register's Office, Davidson County, Tennessee.
>
> Said lots adjoin and front together 50 feet on the southerly side of Theresa Avenue and run back between lines 125 feet to a dead line in the rear, measuring 54 feet thereon.
>
> Being the same property conveyed to Rodney E. Davis and wife, Pamela Jo Davis by Installment Deed from Araminta McCullough (now) Williams, dated September 13, 1983, of record in Book 6137, Page 659, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to Rodney E. Davis and wife, Pamela Jo Davis by Quitclaim Deed from Talton T. Williams, dated August 22, 1990, of record in Book 8192, Page 45, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to the right of way of Theresa Avenue.
>
> This conveyance is subject to all matters as shown on plat of record in Book 547, Page 36, 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 18th day of July, 2014.

RODNEY E. DAVIS

PAMELA JO DAVIS

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, RODNEY E. DAVIS and wife, PAMELA JO DAVIS, 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 18th day of July, 2014.

NOTARY PUBLIC

KELLY GRIGSBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Expires 09/23/14

My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $185,000.00, 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 18th day of July, 2014.

NOTARY PUBLIC

My Commission Expires: 6-19-18

BARBARA LUTHER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Expires 06-19-2018

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Tax Map 104 01 0 344.00

ADDRESS OF NEW OWNERS AND SEND TAX BILLS TO:

Regal Homes Co.
290 Ed Harris Road
Ashland City, TN.
37015