This Instrument Was Prepared By:
CAMPBELL LAW SOLUTIONS
Attorneys At Law
P.O. Box 60600
Nashville, TN 37206

Davidson County DEEDWARR
Recvd: 08/11/14 14:40 6 pgs
Fees:33.00 Taxes:1258.00
20140811-0072345

Address New Owner And Send Tax Bill To:

Cates Builders, LLC
Attn: Steven G. Cates
112 Westwood Place
Suite 220
Brentwood, TN 37027

Parcel Identification Number:

11715005100

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, RICHARD S. REGEN, SR. (hereinafter referred to as the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto CATES BUILDERS, LLC, a Tennessee limited liability company (hereinafter referred to as the "Grantee"), in fee simple, certain real property situated in Davidson County, Tennessee, which property is more particularly described on Exhibit A which is attached hereto and made a part hereof by this reference, together with all right, title and interest of the Grantor, if any, in and to any easements and rights-of-way adjoining, abutting, or benefiting the same and together with the appurtenances, hereditaments, estate, title and interest thereto appertaining (all of the foregoing being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property to the Grantee, its heirs, successors and assigns, in fee simple forever; subject, however, to the matters set forth in Exhibit B which is attached hereto and made a part hereof by this reference.

The Grantor covenants that the Grantor is lawfully seized and possessed of the Property; that the Grantor has full power and lawful authority to sell and convey the Property; that the Property is free from all encumbrances made or suffered by the Grantor, except to the extent otherwise set forth in Exhibit B hereto; and that the Grantor will forever warrant and defend the title to the Property against all persons lawfully claiming the same.

Whenever in this instrument the terms Grantor and Grantee are used, such terms will be construed to include said parties, their respective heirs, legal representatives, successors and assigns, and such terms, or pronouns therefor, will be construed to include the masculine, feminine or neuter gender and the singular number will include the plural, all as the context may require.

IN WITNESS WHEREOF, the Grantor has executed this deed on this 11th day of August, 2014.

Richard S. Regen, Sr.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $340,000.00.

Kimberly H. Wayman
Affiant

Subscribed and sworn to before me, this the 11th day of August, 2014.

DIANA MCCORMICK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD
My Comm. Expires May 19, 2018

Notary Public For The State Of Tennessee
My Commission Expires: 5/19/18

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard S. Regen, Sr., the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office at Nashville, Tennessee, on this the 11th day of August, 2014.

Kenneth L. Campbell
Notary Public For The State Of Tennessee
My Commission Expires: 1-9-16

KENNETH L. CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of the Subdivision of Lot No. 2 of Andrew Castleman Lands, as of record in Minute Book 3, Page 293, of the County Court of Davidson County, Tennessee, being Lot No. 3 on the Plan of the Resubdivision of part of said Lot No. 6, not of record, described according to a survey made by W. A. Blanchard, Civil Engineer, April 30, 1946, as follows:

Beginning on the westerly margin of Lone Oak Road at a point 149 feet south of the southerly margin of Richard Jones Road, being the corner of Lots Nos. 2 and 3; thence with the line between said two lots westwardly 200.02 feet to the easterly line of the Looney Property; thence with said line southwardly 70 feet to the corner of Lots Nos. 3 and 4; thence with the line between said lots eastwardly 200.02 feet to the westerly margin of Lone Oak Road; thence with said road northwardly 71 feet to the beginning.

Being the same property conveyed to Richard S. Regen and wife Charlotte McClure Regen, by deed from Hickman M. Johnson, Jr., and wife, Mary Dixon Johnson, of record in Book 2299, Page 415, Register's Office for Davidson County, Tennessee. Charlotte McClure Regen having since died on June 21, 2010, leaving Richard S. Regen, Sr., as the sole owner of the property.

This is improved property known as 4105 Lone Oak Road, Nashville, Davidson County, Tennessee (Map/Parcel: 11715005100).

Exhibit B

Exceptions

1. Easements for utilities serving the premises herein described.

2. Title to the portion of the subject property within the boundaries of any roads.

3. Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20140717-0063394, in the Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Lee Ann Campbell, do hereby make oath that I am a licensed attorney and, or, the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Lee Ann Campbell

Lee Ann Campbell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for this county and state, Lee Ann Campbell, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kimberly H. Wayman

Notary Public For The State Of Tennessee
My Commission Expires: 07/03/2017

