BILL GARRETT, Davidson County
Trans:T20140072975 DEEDWARR
Recvd: 09/29/14 14:10 2 pgs
Fees:13.00 Taxes:1258.00
20140929-0089546

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, TN 37055
CHIC 14610

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FORTY THOUSAND AND 00/100 ($340,000.00) DOLLARS, cash in hand paid by MARCUS CAPEHART, unmarried, receipt of which is hereby acknowledged, it, REGAL HOMES CO., has bargained and sold, and by these presents does transfer and convey unto the said MARCUS CAPEHART, unmarried, his heirs and assigns, a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being Lot No. 18 on the Map of Nashville Trust Company's Subdivision of the Tim H. Moore Subdivision, of record in Book 843, Page 79, Register's Office of Davidson County, Tennessee.
>
> Lot No. 18 fronts 55 feet on the easterly side of a 40 foot street down on said plan as being unnamed, now known as West Cline Avenue and runs back between lines, 217 feet 3 inches on the northerly line and 212 feet 3 inch on the southerly line to an alley in the rear on which it measures 55 feet.
>
> Being the same property conveyed to Regal Homes Co., a TN corporation by Quitclaim Deed from Richard C. Cline, dated August 21, 2013 and of record at Instrument No. 20130821-0088277, in the Register's Ofice of Davidson County, Tennessee.
>
> This conveyance is subject to a right-of-way of Cline Avenue and an alley.
>
> This conveyance is subject to all matters as shown on plat of record in Plat Book 843, Page 79, 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 MARCUS CAPEHART, unmarried, his heirs and assigns, forever. And it does covenant with the said MARCUS CAPEHART, unmarried, that it is lawfully seized and possessed of the said land in Fee Simple; has 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 it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to the said MARCUS CAPEHART, unmarried, his heirs and assigns, against the lawful claims of all persons whomsoever.

REGAL HOMES CO. has caused its company name to be hereto subscribed by its duly authorized officer as and for the 25th day of September, 2014.

REGAL HOMES CO

By: _____
STEVEN D. REIGLE, Vice President

STATE OF TENNESSEE
COUNTY OF DICKSON

Before me, the undersigned, a Notary Public in and for the Sate and County aforesaid, personally appears STEVE D. REIGLE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to me) and who upon oath, acknowledged himself to be the Vice President of REGAL HOMES CO, within named bargainor and that he as such officer executed the foregoing instrument for the purposes therein contained, by signing the name of the company by the said STEVEN D. REIGLE, as Vice President.

WITNESS MY HAND and official seal at office in said County this 25th day of September, 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 $340,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Marcus Capehart
AFFIANT

Sworn to and subscribed to before me this 24th day of September, 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 07213034700

ADDRESS OF NEW OWNERS AND
Mr. MARCUS CAPEHART
1209 Cline Avenue
Nashville, TN 37206
SEND TAX BILLS TO:
MORTGAGE INVESTORS GROUP
8320 East Walker Springs Lane, Ste 200
Knoxville, TN 37923