BILL GARRETT, Davidson County
Trans:T20140073264 DEEDWARR
Recvd: 09/30/14 10:13 3 pgs
Fees:18.00 Taxes:1287.60
20140930-0089885

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $348,000.00. Affiant Subscribed and sworn to before me, this 26 day of September, 2014. Notary Public My Commission Expires: 6.21.16

CATHERINE H. GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Comm. Expires June 21, 2016

Address New Owner As Follows: Jason T. McKernan, et ux 5514 Kentucky Avenue Nashville, TN 37209	Send Tax Bills To: Peoples Home Equity Inc. 5205 Maryland Way, Ste. 101 Brentwood, TN 37027	Map-Parcel Number: 091 06 0 365.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Regal Homes Co., a Tennessee corporation,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jason T. McKernan and Lindsey C. McKernan, husband and wife**, hereinafter

called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County,

Tennessee, described as follows:

TRACT I

Land in Davidson County, Tennessee, being Lot(s) part of Lot 1415 , Block 199, as shown on the map entitled Plan No. 1, West Nashville, of record in Book 57, Page 173, Register's Office for Davidson County, Tennessee .

Said part of Lot No. 1415 fronts 15 feet on the northerly side of Kentucky Avenue and runs back between parallel lines a distance of 150 feet to an alley at the rear on which it measures 15 feet.

TRACT II

Land in Davidson County, Tennessee, being Lot(s) Lot 1417, Block 199, as shown on the map entitled Plan No. 1, West Nashville, of record in Book 57, Page 173, Register's Office for Davidson County, Tennessee .

Said Lot 1417 fronts 25 feet on the northerly side of Kentucky Avenue and runs back between parallel lines a distance of 150 feet to an alley at the rear on which it measures 25 feet.

Being part of the same property conveyed to Regal Homes Co., a Tennessee corporation, by deed from 949 Main LLC, a Tennessee limited liability company, of record in Instrument No. 20140403-0027790, dated March 31, 2014, said Register's Office. For further reference see quitclaim deeds of record in Instrument No. 20140417-0032211 and in Instrument No. 20140430-0036222, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2014 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 57, Page 173, said Register's Office.

This is improved property known as: **5514 Kentucky 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 Grantor covenants with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, 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 person whomsoever.

WITNESS my hand this 26 day of September, 2014.

Regal Homes Co.,
a Tennessee corporation

BY: _____
Glenda Sandlin, Authorized Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the said County and State, personally appeared Glenda Sandlin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Authorized Representative of Regal Homes Co., the bargainor, a Tennessee corporation, and that she as such Authorized Representative executed the within instrument for the purposes stated therein by signing the name of the corporation by herself as such Authorized Representative.

Witness my hand and official seal this 26 day of September, 2014.

_____
Notary Public

My Commission Expires: 6.21.16

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016