BILL GARRETT, Davidson County
Trans:T20140074062 DEEDWARR
Recvd: 10/02/14 08:42 2 pgs
Fees:13.00 Taxes:1165.50
20141002-0090866

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, TN 37055
CHIC 14638

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FIFTEEN THOUSAND AND 00/100 ($315,000.00) DOLLARS, cash in hand paid by BJORN SVEDIN, receipt of which is hereby acknowledged, REGAL HOMES CO, has bargained and sold, and by these presents does transfer and convey unto the said BJORN SVEDIN, his heirs and assigns, a certain tract or parcel of land as follows:

Being Lot Nos. 705, Block 105 on the Plan of West Nashville, No. 1 as of record in Plat Book 57, Pages 74 and 75, Register's Office of said County.

Said Lot Nos. 705 front together 25 feet on the northerly side of Illinois Avenue and extend back parallel lines 150 feet to an alley.

Being part of the same property conveyed to Regal Homes Co. by deed from Deborah L. Potter, unmarried, dated February 21, 2014 and of record at Instrument No. 20140221-0015031, in the Register's Office of Davidson County, Tennessee. Being the same property conveyed to Regal Homes Co. by Quitclaim Deed from Regal Homes Co., dated March 14, 2014 and of record at Instrument No. 20140314-0021495, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a right-of-way of Illinois Avenue and an alley.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said BJORN SVEDIN, his heirs and assigns, forever. And it does covenant with the said BJORN SVEDIN, 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 BJORN SVEDIN, 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 $315,000.00, 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 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

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Tax Map 091

Parcel No. 76.00

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
Mr. BJORN SVEDIN
4802 Illinois Avenue A
Nashville, TN 37209