BILL GARRETT, Davidson County
Trans:T20140074204 DEEDWARR
Recvd: 10/02/14 10:48 2 pgs
Fees:13.00 Taxes:277.50
20141002-0091004

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, TN 37055
CHIC 14587

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY FIVE THOUSAND AND 00/100 ($75,000.00) DOLLARS, cash in hand paid by REGAL HOMES CO., receipt of which is hereby acknowledged, SHIELDS RENTALS, G.P., a Tennessee general partnership (formerly known as SHEILDS RENTALS, L.P., a Tennessee limited partnership), has bargained and sold, and by these presents does transfer and convey unto the said REGAL HOMES CO., and assigns, a certain tract or parcel of land as follows:

> Being Lot No. 16 on the Map of Shelby Village No. 1, of record in Book 1835, Page 63, Register's Office for said county, to which reference is made for a more complete description.
>
> Being the same property conveyed to Shields Rentals, L.P. by deed from Linda Lee Boshers Biggs and husband, Richard L. Biggs, dated January 14, 1999 and of record in Book 11302, Page 487, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to a right-of-way of Village Court.
>
> This conveyance is subject to all matters as shown on plat of record in Plat Book 1835, Page 63, 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 it does covenant with the said REGAL HOMES CO., 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 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 REGAL HOMES CO., its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND, on this 22nd day of September, 2014.

SHIELDS RENTALS, G.P.

BY: _____, G.P.
BEN P. SHIELDS, JR., General Partner

STATE OF TENNESSEE
COUNTY OF Davidson

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, BEN P. SHEILDS, JR, with whom I am personally acquainted or who proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 22nd day of September, 2014.

_____
NOTARY PUBLIC

My Commission Expires: Nov 3, 2015

JANE COLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $75,000.00, 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 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 09401026600

ADDRESS OF NEW OWNERS AND SEND TAX BILLS TO:
REGAL HOMES CO.
290 Ed Harris Rd
Ashland City, TN 37015