BILL GARRETT, Davidson County
Trans:T20140079728 DEEDWARR
Recvd: 10/22/14 14:41 2 pgs
Fees:13.00 Taxes:314.50
20141022-0097601

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, TN 37055
CHIC 14656

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY FIVE THOUSAND AND 00/100 ($85,000.00) DOLLARS, cash in hand paid by REGAL HOMES COMPANY, receipt of which is hereby acknowledged, I, MARIO ESCOTO-ROSALES, have bargained and sold, and by these presents do transfer and convey unto the said REGAL HOMES COMPANY, and assigns, a certain tract or parcel of land as follows:

Land in Davidson County, Tennessee, being the northeasterly 65 feet of northerly 200 feet of a parcel of land conveyed to Auther N. Fagg and wife, of record in Book 1315, Page 375, described according to a survey of Robert M. Dishner, dated September 25, 1976, as follows:

Beginning at a point in the southerly margin of Morrow Road 175 feet, northwesterly from the right-of-way of 59th Avenue, North, thence in a southwesterly direction 200 feet to a point; thence in a northeasterly direction parallel to Morrow Road 65 feet to a point; thence in a northeasterly direction 200 feet to the southerly margin of Morrow Road; thence southwesterly 65 feet along the margin of the same to the point of beginning.

ALSO CONVEYED HEREWITH is a Joint Driveway Agreement and Easement as set forth in Book 5086, Page 745, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Mario Escoto-Rosales by deed from Orbra Harold Fulton and wife, Anner Lou Fulton, dated May 21, 1998 and of record in Book 10975, Page 327, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a right-of-way of Morrow Road.

This conveyance is subject to terms and conditions of a Joint Driveway Agreement and Easement as set forth in Book 5086, Page 745, 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 COMPANY, its successors and assigns, forever. And I do covenant with the said REGAL HOMES COMPANY, that I am lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said REGAL HOMES COMPANY, its successors and assigns, against the lawful claims of all persons whomsoever.

JUANA HUERTA , spouse of MARIO ESCOTO-ROSALES, joins in this conveyance for the purpose of conveying all of right, title and interest she might have in and to the above described property.

WITNESS OUR HANDS, on this 17th day of October, 2014.

MARIO ESCOTO-ROSALES

JUANA HUERTA

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, MARIO ESCOTO-ROSALES and JUANA HUERTA, with whom I am personally acquainted or who was 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 they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 17th day of October, 2014.

JORDAN B. OSBORN STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY, TN

NOTARY PUBLIC

My Commission Expires: My Comm. Expires Jan. 25, 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 $85,000.00, 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 17th day of October, 2014.

NOTARY PUBLIC

KAREN S. RAINEY STATE OF TENNESSEE NOTARY PUBLIC DICKSON COUNTY

My Commission Expires: 2/25/2015 My Comm. Expires 02-25-2015

****

Tax Map 09106033700

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