BILL GARRETT, Davidson County
Trans:T20140087291 DEEDWARR
Recvd: 11/19/14 15:12 2 pgs
Fees:13.00 Taxes:370.00
20141119-0106778

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, TN 37055
CHIC 14742

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED THOUSAND AND 00/100 ($100,000.00) DOLLARS, cash in hand paid by REGAL HOMES CO, receipt of which is hereby acknowledged, we, STEVE ALAN BROWN (also known as STEVE A. BROWN) and wife, CAROLYN GALE BROWN, have bargained and sold, and by these presents transfer and convey unto the said REGAL HOMES CO, and assigns, a certain tract or parcel of land as follows:

Being part of Block 9 on the Plan of Cherokee Park Subdivision, as of record in Book 161, Page 75, Register's Office of said County, being Lot No. 2 on the unregistered Plan of the Extension of the Plan of said Cherokee Park Subdivision.

Being the same property conveyed to Steve Alan Brown and wife, Carolyn Gale Brown by deed from Mack H. Wall and wife, Hallie E. Wall, dated Mary 29, 1986 and of record in Book 6872, Page 673, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a right-of-way of Pennsylvania Avenue, 60th Avenue North and an alley.

This conveyance is subject to all matters as shown on plat of record in Book 161, Page 75, 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 we do covenant with the said REGAL HOMES CO, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And we do further covenant and bind ourselves, our heirs 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 OUR HANDS, on this 18th day of November, 2014.

Steve Alan Brown
STEVE ALAN BROWN

Carolyn Gale Brown
CAROLYN GALE BROWN

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, STEVE ALAN BROWN and wife, CAROLYN GALE BROWN, with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the persons 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 18th day of November, 2014.

NOTARY PUBLIC

My Commission Expires: 2/25/2015

KAREN S. RAINEY
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Comm. Expires 02-25-2015

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $100,000.00, 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 18th day of November, 2014.

NOTARY PUBLIC

My Commission Expires: 2/25/2015

KAREN S. RAINEY
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Comm. Expires 02-25-2015

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Tax Map 09102022700

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