This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.:

BILL GARRETT, Davidson County
Trans:T20140087924 DEEDWARR
Recvd: 11/21/14 14:20 2 pgs
Fees:13.00 Taxes:491.73
20141121-0107513

WARRANTY DEED

THIS INDENTURE, made and entered into this **11/18/2014**, by and between **Star Van Dolen,** parties of the first part, and **Powell Regen, an unmarried individual and Andrew Bubis, an unmarried individual,** as tenants in common party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashvile**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot(s) 18 and 19, as shown on the map entitled G. E. Jackson's Subdivision of the Marable Lot, of record in Plat Book 161, page 85, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Star E. Van Dolen and husband, Vinson E. Van Dolen by Warranty Deed from DY Properties, LLC dated June 26, 2009, of record as Instrument No. 20090630-0060813, said Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Star E. Van Dolen by Quitclaim Deed from Vinson E. Van Dolen, dated 11/11/2014, of record in Instrument Number 20141121-0107513 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **092 09 0 090.00**

☒ Improved **3012 Indiana Avenue, Nashvile, TN 37209**

☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Star Van Dolen

Star Van Dolen

STATE OF Oregon

COUNTY OF Deschutes

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Star Van Dolen to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 18th (17th) day of November, 2014..

My Commission Expires: 11-4-2016

Notary Public

OFFICIAL SEAL
NANCY LUCILLE RENFROE
NOTARY PUBLIC - OREGON
COMMISSION NO. 473138
MY COMMISSION EXPIRES NOVEMBER 04, 2016

****

Owner's Name: Powell Regen and Andrew Bubis

and Address: 3012 Indiana Avenue, Nashville, TN 37209

Mail tax bills to: SAME

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $132,900.00 which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TN

COUNTY OF Davidson

Subscribed and sworn to before me this 18th day of November, 2014..

My Commission Expires: 12-15-15

Notary Public

MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY