THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

Davidson County DEEDWARR
Recvd: 11/21/14 14:58 2 pgs
Fees:13.00 Taxes:444.00
20141121-0107556

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $120,000.00

Affiant

Subscribed and sworn to before me as of the 21st day of November, 2014.

Notary Public

My Commission Expires: 06-19-16

ASHLEY W. MOYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2016

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
MID TN Partners, LLC 1122 MCChesney Avenue Nashville, TN 37216	SAME	07115038000

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Regal Homes Co.**, a Tennessee Corporation hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **MID TN Partners, LLC, a Tennessee limited liability company** it's successors and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 146 on the Plan of The Benedict Land Co's Subdivision of The Lindsley Tract of record in Plat Book 332, Page 40, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Shields Rentals, LP by Special Warranty Deed from Bankers Trust Company of California, N.A. as Trustee for Vendee Mortgage Trust 1995-2 of record in Book 11330, page 54, Register's Office for Davidson County, Tennessee, dated January 21, 1999 and recorded on February 05, 1999.

Being the same property conveyed to Regal Homes Co. by Warranty Deed from Shields rentals L.P. (formerly known as Shields Rentals, G.P.) of record in Instrument No. 20141103-0101424 Register's Office for Davidson County, Tennessee, dated October 28, 2014 and October 31, 2014 and recorded on November 03, 2014.

Being improved property known as 1204 Meridian Street Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," its successors and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that they are lawfully seized and possessed of said land in fee simple, has a

good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Subject to all matters shown on the Plan of record in Plat Book 332, Page 40, Register's Office for Davidson County, Tennessee.
2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4479, Page 479, in the Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds itself, their successors and representatives to warrant and forever defend the title to said real estate to said Grantee, their successor and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused their name to be affixed hereto as of the 21st day of November, 2014.

Regal Homes, CO., a Tennessee Corporation

BY: _____ VP
Steve Reigle, Vice-President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, Steve Reigle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice-President of Regal Homes, CO., a Tennessee Corporation the within named bargainor, and that he in such capacity, and on behalf of the said corporation, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice-President

Witness my hand and official seal in Nashville, Tennessee this 21st day of November, 2014.

_____
Notary Public

My Commission Expires: 06-19-16

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2016

CERTIFICATE OF AUTHENTICITY

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Ashley W. Morgan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public for this county and state, Ashley W. Morgan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary Public
Commission Expires: 12-16-2017

HEATHER D. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-16-2017