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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Road, Suite 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 14112298**<br><br>BILL GARRETT, Davidson County<br>Trans:T20140090451 DEEDWARR<br>Recvd: 12/03/14 09:49 2 pgs<br>Fees:13.00 Taxes:599.40<br>20141203-0110753 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $162,000.00.<br><br>Julie D Burnette<br>Affiant<br><br>Subscribed and sworn to before me, this 25th day of November, 2014.<br><br>Notary Public<br>My Commission Expires:<br><br>WILLIAM T. CHAPMAN, IV<br>STATE OF TENNESSEE NOTARY PUBLIC<br>DAVIDSON COUNTY<br>MY COMMISSION EXPIRES SEPTEMBER 10, 2018 |

## WARRANTY DEED

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| Address New Owner:<br>Julie D. Burnette<br>202 Cleveland St<br>Nashville TN 37207 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>08203014301 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Regal Homes Co** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Julie D. Burnette**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot Number 2 on the plan of the Re-Subdivision of part of Lots 126 and 127 in V.S. Lindsley's Addition to East Nashville of record in Book 3500, Page 36, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed by Warranty Deed from Charles Fuller and wife, Betty Fuller to Regal Homes Co as recorded on the 10th day of July, 2014 in Instrument No. 20140710-0060934 and Warranty Deed from Wallace O. Frey to Charles Fuller and wife, Betty Fuller as recorded on the 11th day of September, 2007 in Instrument No. 20070911-0108721, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of V.S. LINDSLEY'S ADDITION TO EAST NASHVILLE, as recorded in Plat Book 3500, Page(s) 36.

This is improved property located at 202 Cleveland St Nashville TN 37207

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 25th day of November, 2014.

Steven D. Reigle, Vice President
Regal Homes Co

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Steven D. Reigle as Vice President of Regal Homes Co, with whom I am personally acquainted, and who as such Vice President acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of November, 2014.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018