BILL GARRETT, Davidson County
Trans:T20140094344 DEEDWARR
Recvd: 12/17/14 10:15 2 pgs
Fees:13.00 Taxes:203.50
20141217-0115297

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $55,000.00

Affiant

Subscribed and sworn to before me, this 5th day of December, 2014.

Notary Public
My commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

Address of New Owner:	Send Tax Bills to:	Tax Information
Regal Homes Company 1609 B Cahal Avenue Nashville, TN 37206	New Owner	07214027300

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Maxwell House Development LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Regal Homes Co.,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit B of 1609 Cahal Avenue Townhomes, as set out in the Declaration of Covenants, Conditions and Restrictions for 1609 Cahal Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument Number 20140602-0047170, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete description thereof.

Being a portion of the same property conveyed to Maxwell House Development, LLC, a Tennessee limited liability company by Quitclaim Deed from MKK Family LLC, a Tennessee limited liability company, recorded on May 2, 2014 in Instrument Number 20140602-0047169, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to MKK Family, LLC, by Warranty Deed from Ten Talents Properties, LLC, recorded on March 22, 2011 in Instrument Number 20110322-0022385, Register's Office for Davidson County, Tennessee.

This property is improved property known as **1609 B Cahal Avenue, Nashville, TN, 37206**

This conveyance is subject to the following: Declaration of Covenants, Conditions and Restrictions for 1609 Cahal Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument Number 20140602-0047170, Register's Office for 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand this 5th day of December, 2014.

Maxwell House Development LLC, a
Tennessee limited liability company

By: Mary M Wester
Mary M. Wester
Its: Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Mary M. Wester, Sole Member of Maxwell House Development, LLC,** the within named bargainor, **a Tennessee limited liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such **Sole Member.**

Witness my hand and official seal at this 5th day of December, 2014.

Notary Public

My Commission expires: 3-8-16

FILE NO: 2014113336

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.