BILL GARRETT, Davidson County
Trans:T20150001883 DEEDWARR
Recvd: 01/08/15 14:25 2 pgs
Fees:13.00 Taxes:619.75
20150108-0002238

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, TN 37055
CHIC 14879

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SIXTY SEVEN THOUSAND FIVE HUNDRED AND 00/100 ($167,500.00) DOLLARS, cash in hand paid by REGAL HOMES CO, receipt of which is hereby acknowledged, it, PRIME ONE INVESTMENTS LLC, has bargained and sold, and by these presents does transfer and convey unto the said REGAL HOMES CO, and assigns, a certain tract or parcel of land as follows:

> TRACT X: Land in Davidson County, Tennessee being Lot(s) 9, as shown on the map entitled Plan of B.H. Brown's Subdivision of the Drake Lands, of record in Plat Book 161, Page 23, 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 Prime One Investments, LLC by Quitclaim Deed from Vision General Construction, LLC, dated March 6, 2014, of record in Instrument Number 20140305-0018476, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to a right-of-way of Joseph Avenue.

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 it does covenant with the said REGAL HOMES CO, that it is lawfully seized and possessed of the said land in Fee Simple; has a good right to convey it, and the same is unencumbered except for 2015 Davidson County property taxes which have been prorated and will be paid by Grantees. And it does further covenant and bind itself, its successors 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.

PRIME ONE INVESTMENTS, LLC has caused its company name to be hereto subscribed by its duly authorized officer as and for the 7TH day of January, 2015.

PRIME ONE INVESTMENTS, LLC

By: _____
MILTON PIRTLE, Executive Officer

STATE OF TENNESSEE
COUNTY OF DICKSON

Before me, the undersigned, a Notary Public in and for the Sate and County aforesaid, personally appears MILTON PIRTLER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to me) and who upon oath, acknowledged himself to be the Executive Officer of PRIME ONE INVESTMENTS, LLC, within named bargainor and that he as such officer executed the foregoing instrument for the purposes therein contained, by signing the name of the company by the said MILTON PIRTLE, as Exective Officer.

WITNESS MY HAND and official seal at office in said County this 7th day of January, 2015.

_____
NOTARY PUBLIC

My Commission Expires: JUNE 19, 2017

JOSEPH M. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Exp. 6-19-2017

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $167,500.00, 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 7th day of January, 2015.

_____
NOTARY PUBLIC

My Commission Expires: _____

KELLY GRIGSBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Expires 8-21-2018

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Tax Map 08203002700

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