WARRANTY DEED

File #15015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $317,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11TH DAY OF FEBRUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 9/24/2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow
625 Main Street, Suite 203
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Todd G. Goode	New Owner	-091-06-0-305.00
(NAME)	(NAME)	
18581 Gramercy Drive		
(ADDRESS)	(ADDRESS)	
Santa Ana, CA 92705		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Regal Homes Co., a Tennessee corporation,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Todd G. Goode and Lisa P. Goode, husband and wife, a 57.48% undivided interest and Nicholson Property Services, LLC, a California limited liability company, a 42.52% undivided interest,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1419 of Block 199 on the Map showing extension of Plan No. 1, West Nashville of record in Plat Book 57, Page 173, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Said Lot No. 1419 fronts 25 feet on the northerly side of Kentucky Avenue and run back between parallel lines 150 feet to an alley at the rear on which it measures 25 feet.

Being a part of the same property conveyed to Regal Homes Co. by Warranty deed from 949 Main, LLC of record in Instrument No. 20140403-0027790 Register's Office for Davidson County, Tennessee, dated March 31, 2014 and recorded on April 3, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) 2015, taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; (3) All matters shown on the Plan of record in Plat Book 57, page 173, Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 5516 Kentucky Avenue, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

BILL GARRETT, Davidson County
Trans:T20150011912 DEEDWARR
Recvd: 02/18/15 11:05 2 pgs
Fees:13.00 Taxes:1174.75
20150218-0014174

Witness my hand this 11th day of February, 2015.

Regal Homes Co., Inc.

BY: Regal Homes VP

Steven D. Reigle

Its: Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Steven D. Reigle with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of Regal Homes Co., a Tennessee corporation and is authorized by said corporation to execute this instrument on its behalf.

Witness my hand, at office, this 11th day of February, 2015.

Notary Public

CHARLIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My Commission Expires:
9/21/2015

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
625 Main Street, Suite 203
Nashville, TN 37206