BILL GARRETT, Davidson County
Trans:T20150012136 DEEDWARR
Recvd: 02/19/15 09:15 2 pgs
Fees:13.00 Taxes:444.00
20150219-0014272

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, TN 37055
CHIC 14984

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY THOUSAND AND 00/100 ($120,000.00) DOLLARS, cash in hand paid by REGAL HOMES CO., receipt of which is hereby acknowledged, I, THOMAS BRADLEY HENDERSON, IV, unmarried, have bargained and sold, and by these presents do transfer and convey unto the said REGAL HOMES CO., and assigns, a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being Lots No. 1413 and 1415 of Block No. 50, Plan No 2., West Nashville, as of record in Book 57, Page 172, said Register's Office.
>
> Said Lots No. 1413 and 1415 front 25 feet each on the northerly side of California Avenue and runs back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to Thomas Bradley Henderson, IV, unmarried by deed from Anthony W. Schumann and wife, Juli A. Schumann, dated January 15, 2007 and of record in at Instrument No. 20070118-0007340, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to a right-of-way of California Avenue and an unnamed alley.
>
> This conveyance is subject to all matters as shown on plat of record in Plat Book 57, Page 112, in the Register's Office of 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 REGAL HOMES CO., its successors and assigns, forever. And I do covenant with the said REGAL HOMES CO., that I am lawfully seized and possessed of the said land in Fee Simple; have 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 I do further covenant and bind myself, my heirs 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.

WITNESS MY HAND, on this 29th day of January, 2015.

THOMAS BRADLEY HENDERSON, IV

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, THOMAS BRADLEY HENDERSON, IV, unmarried, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 29th day of January, 2015.

NOTARY PUBLIC

KAREN S. RAINEY
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Comm. Expires 02-25-2015

My Commission Expires: 2-25-2015

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $120,000.00, 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 29th day of January, 2015.

NOTARY PUBLIC

My Commission Expires: 2/25/2015

KAREN S. RAINEY
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Comm. Expires 02-25-2015

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Tax Map 09102031300

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