BILL GARRETT, Davidson County
Trans:T20150013087 DEEDWARR
Recvd: 02/23/15 13:47 2 pgs
Fees:13.00 Taxes:425.50
20150223-0015457

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, TN 37055
CHIC 15046

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FIFTEEN THOUSAND AND 00/100 ($115,000.00) DOLLARS, cash in hand paid by REGAL HOMES CO, receipt of which is hereby acknowledged, we, LEE C. LONG and wife, REBECCA LYNN LONG, have bargained and sold, and by these presents 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 Lot No. 24 on the Map of Shelby Village No. Two, as of record in Book 1835, Page 48, in the Register's Office of Davidson County, Tennessee.

Said Lot No. 124 fronts 58 feet on the southerly side of Sevier Court and runs back 106.1 feet on the east line and 110.7 feet on the west line, a dead line in the rear, measuring 63 feet thereon.

Being the same property conveyed to Lee C. Long, unmarried, by deed from Marie Knowles, unmarried, dated May 30, 2000 and of record at Instrument No. 2000006060056211, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to Kathy Hand, Trustee by Quitclaim Deed from Lee C. Long, married and further conveyed to Lee C. Long and wife, Rebecca Lynn Long by Quitclaim Deed from Kathy Hand, Trustee, dated January 1, 2011 and of record at Instrument No. 20110124-0006394, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a right-of-way of Sevier Court.

This conveyance is subject to all matters as shown on plat of record in Book 1835, Page 48, 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 we do covenant with the said REGAL HOMES CO, that we are 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 we do further covenant and bind ourselves, our 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 OUR HANDS, on this 18th day of February, 2015.

LEE C. LONG

REBECCA LYNN LONG

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, LEE C. LONG and wife, REBECCA LYNN LONG, with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 18th day of February, 2015.

NOTARY PUBLIC

My Commission Expires: 1/6/2019

KAREN S. RAINEY
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Comm. Expires 01-06-2019

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $115,000.00, 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 18th day of February, 2015.

NOTARY PUBLIC

My Commission Expires: 1/6/2019

KAREN S. RAINEY
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Comm. Expires 01-06-2019

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Tax Map 09401030400

Parcel No.

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