THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, TN 37055
CHIC 14968

BILL GARRETT, Davidson County
Trans:T20150015693 DEEDWARR
Recvd: 03/03/15 15:27 2 pgs
Fees:13.00 Taxes:444.00
20150303-0018607

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, BRIAN GARRETT, 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 295 and 296 on the Plan of Oakwood Park as of record in Book 421, Page 12, Register's Office for said County. Said lots adjoin and front together 62 feet on the westerly side of North 8th Street and extend back between parallel lines 165 feet to an alley in the rear.
>
> Being the same property conveyed to Brian G. Garrett by deed from Christine High, Executrix of the Estate of Hatten Betty, dated December 30, 2004 and of record at Instrument No. 20050103-0000599, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to a right-of-way of North 8th Street and an alley.

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.

DEBBIE GARRETT, spouse of BRIAN GARRETT, joins in this conveyance for the purpose of conveying all of right, interest and title she might have in and to the above described property.

WITNESS MY HAND, on this 13th day of February, 2015.

BRIAN GARRETT

DEBBIE GARRETT

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, BRIAN GARRETT and DEBBIE GARRETT, 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 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 13th day of February, 2015.

NOTARY PUBLIC

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

My Commission Expires: June 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 $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 13th day of February, 2015.

NOTARY PUBLIC

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

My Commission Expires: 1/6/2019

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Tax Map 08204005600

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