RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20150016226 DEEDWARR
Recvd: 03/06/15 09:27 2 pgs
Fees:13.00 Taxes:1128.50
20150306-0019230

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Emily Jones
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of February, 2015

NOTARY PUBLIC

My commission expires: 5/22/18

FRANCES WYMONETT ROSE NOTARY PUBLIC STATE OF TENNESSEE DICKSON COUNTY My Commission Expires 06-24-2014 5/22/18

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Horvath 1714B Straightway Ave. Nashville, TN 37206	New Owner	072-140-F-001.00CO

FOR AND IN CONSIDERATION of the sum of Three Hundred Five Thousand and 00/100 Dollars ($305,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **TENNESSEE REGIONAL HOLDING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MICHAEL HORVATH**,* hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

* a single man,

A certain Townhome located in Davidson County, Tennessee, being Unit A, of 1714 Straightway Cottages, a P.U.D. Development established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et. seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 1714 Straightway Cottages of record in Instrument No. 20131230-0130878, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interests in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Master Deed.

Being a portion of the same property conveyed to Tennessee Regional Holding, LLC, a Tennessee limited liability company, by Warranty Deed from Clayton Hutcherson and wife, Lois Peden Hutcherson, dated 1/10/2013, recorded 2/4/2013, and of record in Instrument No. 20130204-0011347, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 27th day of February, 2015.

TENNESSEE REGIONAL HOLDING, LLC

By: Justin Hicks, member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 27th day of February, 2015, before me, appeared Justin Hicks, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is a member of Tennessee Regional Holding, LLC, a Tennessee Limited Liability Company, and that said instrument was signed in behalf of said Tennessee Regional Holding, LLC, and said member acknowledged said instrument to be the free act of deed of said Tennessee Regional Holding, LLC.

WITNESS my hand and seal, this the 27th day of February, 2015.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My commission expires: 1/20/2019