File Box 8

BILL GARRETT, Davidson County
Trans: T20150017368 DEEDWARR
Recvd: 03/10/15 14:08 2 pgs
Fees: 13.00 Taxes: 74.00
20150310-0020500

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DKM) Title No.: 57286
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Regal Homes Co. 290 Ed Harris Rd. Ashland City, TN 37015-3009	New Owner

TAX MAP PARCEL NUMBERS: 07109010900 & 07109010800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$20,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas Caruthers and Shirley Caruthers**, husband and wife, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Regal Homes Co., a Tennessee Corporation,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot Nos. 175 and 176 on the Plan of Brooklyn Heights, of record in Book 332, Page 140, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas Caruthers and wife, Shirley Caruthers by Warranty Deed from John Lewis Patton and wife, Annie Pearl Patton, dated November 20, 1975, recorded November 25, 1975 in Book 4974, Page 188, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Book 332, Page 140, Register's Office for said County, to which plan reference is hereby made for a more complete description.

This is unimproved property, known as 0 Cross Street, Nashville, TN 37207 and 0 Cross Street, Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 9th day of March, 2015

Thomas Caruthers

Shirley Caruthers

State of Tennessee

County of Davidson

On this 9th day of March, 2015, before me the undersigned authority, personally appeared Thomas Caruthers and Shirley Caruthers, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $20,000.00.

Affiant

Sworn and subscribed before me this 9th day of March, 2015.

Notary

My Commission Expires:

DEBBIE MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018