WARRANTY DEED

File #15037

BILL GARRETT, Davidson County
Trans:T20150022214 DEEDWARR
Recvd: 03/26/15 13:36 2 pgs
Fees:13.00 Taxes:1054.13
20150326-0026144

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $284,900.00

Affiant

CONNIE TAYLOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES: 9/24/2016
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow
625 Main Street, Suite 203
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin P. Flick	New owner	-091-07-0-211.00
(NAME)	(NAME)	
5317 Kentucky Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, Regal Homes Co., a Tennessee corporation,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Benjamin P. Flick and Jamie M. Flick, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. A as shown on Exhibit "A" of the Master Deed for 5317 Kentucky Avenue Townhouses, of record in Instrument No. 20150123-0006837, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said unit.

Being part of the same property conveyed to Regal Homes Co., a Tennessee Corporation by Quitclaim deed from Cumberland Homes, LLC, a Tennessee limited liability company, f/k/a Cumberland Homes, Inc., a Tennessee corporation of record in Instrument No. 20150123-0006836 Register's Office for Davidson County, Tennessee, dated January 23, 2015 and recorded on January 23, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; (3) All matters shown on the Plan of record in Plat Book 57, page 74 and 75; Master Deed of record in Instrument No. 20150123-0006837, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 5317 Kentucky Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 20th day of March, 2015.

Regal Homes Co.

BY: _____

Daniel H. Reigle, Treasurer

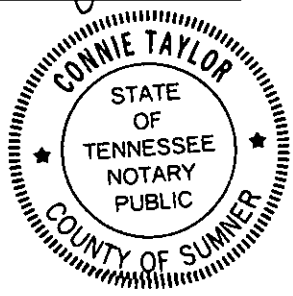
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Daniel H. Reigle with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Treasurer of Regal Homes Co., a Tennessee corporation and is authorized by said corporation to execute this instrument on its behalf.

Witness my hand, at office, this 20th day of March, 2014.

My Commission Expires:
9/21/2015

Notary Public



RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
625 Main Street, Suite 203
Nashville, TN 37206