WARRANTY DEED

File #15062

BILL GARRETT, Davidson County
Trans:T20150029753 DEEDWARR
Recvd: 04/20/15 15:25 2 pgs
Fees:13.00 Taxes:1350.13
20150420-0035150

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $364,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10TH DAY OF APRIL, 2015.

Notary Public

COMMISSION EXPIRES: 9/24/2015

(AFFIX SEAL)

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

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
Lauren Michelle Hoffman	New Owner	-09107021200
(NAME)	(NAME)	
5309 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 **Lauren Michelle Hoffman, unmarried** HEREINAFTER CALLED THE GRANTEE, HER 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 Lot No. 1218, Block 183, on the Plan of Plan No. 1 West Nashville of record in Plat Book 57, Page 74 and 75, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 1215 fronts 25 feet on the south side of Kentucky Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Regal Homes Co., a Tennessee corporation by quitclaim deed from Cumberland Homes, LLC., a Tennessee limited liability company of record in Instrument No. 20150123-0006773 Register's Office for Davidson County, Tennessee, dated 01/23/2015 and recorded on 01/23/2015.

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 Book 57, page 74 and 75; easement of record in Book 3576, page 562, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 5309 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 10th day of April, 2015.

Regal Homes Co.

BY: Regal Homes VP

Steven D. Reigle

Its: Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Steven D. 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 Vice President 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 10th day of April, 2014.

My Commission Expires:
~~9/21/2014~~

Notary Public

12/18/19

RETURN RECORDED DOCUMENTS TO:

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

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY