WARRANTY DEED

File #15151

BILL GARRETT, Davidson County
Trans:T20150036598 DEEDWARR
Recvd: 05/12/15 10:52 2 pgs
Fees:13.00 Taxes:1291.30
20150512-0043362

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,0000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/7/17
(AFFIX SEAL)

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow
615 Main Street, Suite 114
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Supalla	Legacy Home Loans LLC	-09106029900
(NAME)	(NAME)	
5608 Kentucky Avenue	4025 Hillsboro Rd. Suite 601	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville TN 37215	
(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, Inc. a Tennessee corporation,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark Supalla and Leah A. Supalla, 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 the westerly 18 feet of Lot No. 1511 and the easterly 22 feet of Lot No. 1513 of Block 200 on the Plan of Extension of Plan No. 1, West Nashville of record in Plat Book 57, Page 173.

Said parts of Lots 1511 and 1513 front together 40 feet on the northerly margin of Kentucky Avenue and run back between lines 150 feet on the easterly line and 150.3 feet on the westerly line to an alley measuring 34 feet thereon.

Being the same property conveyed to Regal Homes Company by warranty deed from Eric Sox of record in Instrument No. 20150114-0003795 Register's Office for Davidson County, Tennessee, dated 01/06/2015 and recorded on 01/14/2015.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record governmental and/or zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5608 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 8th day of May, 2015.

Regal Homes Co, Inc.

BY: _____

Steve Reigle, Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Steve 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 8th day of May, 2015.

My Commission Expires:

4/24/2016

_____
Notary Public

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
615 Main Street, Suite 114
Nashville, TN 37206