Return TO

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, TN 37055
CHIC 15279

Jim R. Vanderpool, P.C.
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED SIXTY FIVE THOUSAND AND 00/100 ($365,000.00) DOLLARS, cash in hand paid by BARRY K. KANG and wife, CAROLINE M. KANG, receipt of which is hereby acknowledged, REGAL HOMES CO., has bargained and sold, and by these presents does transfer and convey unto the said BARRY K. KANG and wife, CAROLINE M. KANG, their heirs and assigns, a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being Lot 1416 of Block 198, as shown on Extension of Plan No. 1, West Nashville, of record in Plat Book 57, Page 173, Register's Office for Davidson County, Tennessee, to whic plan reference is hereby made for a more complete and accurate legal description.
>
> Being part of the same property conveyed to Regal Homes Co. By deed from Ronald S. Pardue and wife, Nancy Sue Pardue, dated April 25, 2014 and of record in Instrument No. 20140429-0035696, in the Registers Office of Davidson County, Tennessee. Also being the same property conveyed to Regal Homes Co, a Tennessee Corporation by Quitlaim Deed from Regal Homes Co., a Tennessee Corporation, acknowledged May 13, 2014 and in Instrument No. 20140513-0040937, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to a right-of-way of Kentucky Avenue and an alley.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said BARRY K. KANG and wife, CAROLINE M. KANG, their heirs and assigns, forever. And it does covenant with the said BARRY K. KANG and wife, CAROLINE M. KANG, that it is lawfully seized and possessed of the said land in Fee Simple; has a good right to convey it, and the same is unencumbered except for 2015 Davidson County property taxes which have been prorated and will be paid by Grantees. And it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to the said BARRY K. KANG and wife, CAROLINE M. KANG, their heirs and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20150037542 DEEDWARR
Recvd: 05/14/15 12:37 2 pgs
Fees:13.00 Taxes:1350.50
20150514-0044410

REGAL HOMES CO. has caused its company name to be hereto subscribed by its duly authorized officer as and for the 4th day of May, 2015.

REGAL HOMES CO

Regal Homes

By: _____

STEVEN D. REIGLE, Vice President

STATE OF TENNESSEE
COUNTY OF DICKSON

Before me, the undersigned, a Notary Public in and for the Sate and County aforesaid, personally appears STEVEN D. REIGLE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to me) and who upon oath, acknowledged himself to be the Vice President of REGAL HOMES CO, within named bargainor and that he as such officer executed the foregoing instrument for the purposes therein contained; by signing the name of the company by the said STEVEN D. REIGLE, as Vice President.

WITNESS MY HAND and official seal at office in said County this 4th day of May, 2015.

_____
NOTARY PUBLIC

My Commission Expires: June 19, 2017

JOSEPH M. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Exp. 6-19-2017

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $365,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

_____
AFFIANT

Sworn to and subscribed to before me this 5th day of May, 2015.

_____
NOTARY PUBLIC

My Commission Expires: 9-20-2017

LISA S. GEOGHEGAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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Tax Map 09106036800

ADDRESS OF NEW OWNERS:
Mr. and Mrs. BARRY K. KANG
5507 B Kentucky Avenue
Nashville, TN 37209
SEND TAX BILLS TO:
SAME AS NEW OWNER