THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1306

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jeremiah Sanders Malinda Sanders 407 Theresa Ave., Unit A Nashville, TN 37205	Commerce Union Bank 101 Creekstone Blvd #200 Franklin, TN 37064	104-1-W-002.00 co

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M15130e

BILL GARRETT, Davidson County
Trans:T20150037640 DEEDWARRSP
Recvd: 05/14/15 15:09 3 pgs
Fees:28.00 Taxes:1535.50
20150514-0044553

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$415,000.00**

Malinda M. Sanders
Affiant

Subscribed and sworn to before me, this the 12th day of May, 2015.

Notary Public

My Commission Expires:
(Affix Seal)

J. DAVID WICKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2017

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **Regal Homes Co., ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Jeremiah Sanders and Malinda Sanders, husband and wife, ("Grantee")**, and Grantee's successors and assigns, certain tracts or parcels of land in **Davidson** County, Tennessee, described as follows, to wit:

BEING a certain townhome unit situated in Davidson County, Tennessee, and further known as **Unit 2** of Theresa Avenue Townhouses, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed of Theresa Avenue Townhouses, a horizontal property regime, of record in Instrument No. 20140815-0074166; as amended in Instrument No. 20140818-0074614 and in Instrument No. 20150416-0033772, Register's Office for Davidson County, Tennessee; including without limitation; those By-Laws appended thereto; together with an undivided percentage interest in the Common Elements appurtenant to each Unit. Reference is hereby made to the site plan of 407 Theresa Ave., shown as Exhibit to the aforementioned Master Deed of record in Instrument No. 20140815-0074166; as amended in Instrument No. 20140818-0074614 and in Instrument No. 20150416-0033772, said Register's Office, for a more complete identification and placement of said Unit.

Being a portion of the property conveyed to Regal Homes Co. by Warranty Deed from Rodney E. Davis and wife, Pamela Jo Davis, dated July 18, 2014, recorded July 22, 2014, of record in Instrument No. 20140722-0065099, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Rodney E. Davis and wife, Pamela Jo Davis by Installment Deed, dated September 13, 1983, recorded September 15, 1983, of record in Book 6137, page 659, said Register's Office, and further, being the same property conveyed to Rodney E. Davis and wife, Pamela Jo Davis by Quitclaim Deed, dated August 22, 1990, recorded September 10, 1990, of record in Book 8192, page 45, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **407 Theresa Ave., Unit A, Nashville, TN 37205**

Said property is conveyed subject to the matters described on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants and binds itself and its representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor (other than claims arising out of matter set for on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **12th** day of **May, 2015.**

Regal Homes Co.

By: _____
Steven D. Reigle, Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned of the State and County mentioned, personally appeared **Steven D. Reigle** with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the **Vice President** of **Regal Homes Co.,** the within named bargainor, a Tennessee Corporation, and that such **Steven D. Reigle**, executed the foregoing instrument for the purposed therein contained, by personally signing the name of the Corporation as **Vice President.**

Witness my hand and Seal at office on the **12th** day of **May, 2015.**

J. DAVID WICKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2017

_____
Notary Public
My Commission Expires:

EXHIBIT B
Permitted Exceptions

1. Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes.

2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

3. All matters shown on the site plan of 407 Theresa Ave. shown as Exhibit to the Master Deed of Theresa Avenue Townhouses, a horizontal property regime, of record in Instrument No. 20140815-0074166; as amended in Instrument No. 20140818-0074614 and in Instrument No. 20150416-0033772, Register's Office for Davidson County, Tennessee

4. All matters shown on the Plan of record in Book 547, page 36, Register's Office for Davidson County, Tennessee

5. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Master Deed of Theresa Avenue Townhouses, a horizontal property regime, of record in Instrument No. 20140815-0074166; as amended in Instrument No. 20140818-0074614 and in Instrument No. 20150416-0033772, Register's Office for Davidson County, Tennessee; and as provided in those By-Laws appended thereto; but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

6. Charter for Homeowners Association of record in Instrument No. 20140408-0029159, Register's Office for Davidson County, Tennessee

7. Lien for special assessments as provided in the Master Deed

8. Rights of others in and to the common area/elements

9. All terms, provisions and conditions as set forth under the Tennessee Horizontal Property Act, Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated