BILL GARRETT, Davidson County
Trans:T20150038360 DEEDWARR
Recvd: 05/18/15 12:03 2 pgs
Fees:13.00 Taxes:1665.00
20150518-0045482

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Coreen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of May, 2015

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires January 21, 2018

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Micah Lacher and Britney Griffin Lacher	New owner	104110261.00
(NAME)	(NAME)	
2510 Essex Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **David M. Regen, a four-sevenths (4/7) undivided interest and Ingrid L. Regen, a three-sevenths (3/7) undivided interest in the property, as tenants in common with right of survivorship,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Micah Lacher and Britney Griffin Lacher, 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 Lot No. 92 on the plat of Bransford Realty Company's Subdivision of the Edger Jones home place, of record in Book 421, Page 7, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to David M. Regen, a four-sevenths (4/7) undivided interest and Ingrid L. Regen, a three-sevenths (3/7) undivided interest in the property, as tenants in common with right of survivorship by deed dated September 19, 2003 from Barney B. Regen, Trustee of record in Instrument No. 20030926-0142716, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2510 Essex Place, Nashville, TN 37212
(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/our hands this 12th day of May, 2015.

David M. Regen

Ingrid L. Regen

State of Tennessee
County of Davidson

Personally appeared before me David M. Regen and Ingrid L. Regen, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 12th day of May, 2015.

DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

File No.: 15-Britt