WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150039960 DEEDWARR
Recvd: 05/22/15 10:12 3 pgs
Fees: 18.00 Taxes: 447.70
20150522-0047362

COUNTY OF DAVIDSON * SUSAN L HEINRICH * STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18 day of May, 2015.

Notary Public

MY COMMISSION EXPIRES: 9-10-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Beverly House	Wilson Bank & Trust	082 07 0 421.00
(NAME)	(NAME)	
734 N 5th Street	1436 West Main Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Lebanon, TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Twenty-One Thousand And No/100 Dollars ($121,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Regal Homes Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Beverly House**, * 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:

* Single (a)

Being part of an unnumbered tract on the plan of Mrs. Sarah H. Hart's Subdivision of Lots in East Nashville, as of record in Book 57, Page 151, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of North 5th Street 50 feet south of the southwest corner of said street and Arrington Street; thence with the westerly margin of North 5th Street southwardly 50 feet to the northeast corner of the property conveyed to Lewis Minnie and wife, by deed from Minnie Martin and husband of record in Book 1973, Page 460, said Register's Office; thence with Minnie's northerly line westwardly 170 feet to the easterly margin of an alley; thence with said alley northwardly 50 feet; thence eastwardly 170 feet to the beginning.

Being a portion of the same property conveyed to David Manning by Warranty Deed from Hal Wilson and Martha Wilson dated September 15, 2008 and recorded September 19, 2008 as Instrument No. 20080919-0095588, in said Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to David Manning, and David Manning, Sr., and Lina Manning, husband and wife by Quitclaim Deed from David Manning dated May 21, 2010 and recorded

May 26, 2010 as Instrument No. 20100526-0040614, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to TC376 Holdings, LLC, a Tennessee Limited Liability Company by Warranty Deed from David Manning and David Manning, Sr. and Linda Manning, husband and wife dated November 7, 2014 and recorded November 19, 2014 as Instrument No. 20141119-0106605, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Regal Homes Company by Warranty Deed from TC376 Holdings, LLC, a Tennessee Limited Liability Company dated November 7, 2014 and recorded November 19, 2014 as Instrument No. 20141119-0106606, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☒
This is improved ☐ property, known as 734 N 5th Street, Nashville, TN 37207

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, has 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 our hands this 18th day of May, 2015.

Regal Homes Company

BY: Regal Homes
Steven D. Reigle, V.P.
VP

File Number: GRN-152141

STATE OF Tennessee

County OF Davidson

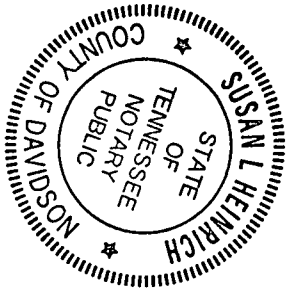
Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Steven D. Reigle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Vice President, and is authorized to execute the instrument on behalf of Regal Homes, Co , the within named bargainor, and that he/she as such Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as Vice President.

Witness my hand and official seal, this the 19th of May, 2015.

Notary Public

My Commission Expires: 9-10-18

(SEAL)



File Number: GRN-152141