NEW OWNER:

Melad Sawiers
Kathy Sawiers
7521 Tarmac Way
Nashville, TN 37211

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 15-0329

Map 174 Group 11-0-A Parcel 459.00CO

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20150040486 DEEDWARR
Recvd: 05/26/15 11:51 2 pgs
Fees:13.00 Taxes:299.70
20150526-0048032

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Eighty-One Thousand and 00/100 Dollars ($81,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **REGENT LAND, LLC, a Tennessee Limited Liability Company** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **MELAD SAWIERS AND KATHY SAWIERS, HUSBAND AND WIFE** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 364, 365 and 366 on the plan of Cane Ridge Farms, Phase Six, Section Two, and of record in Instrument No. 20060216-0018813, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Regent Land, LLC, a Tennessee Limited Liability Company, by Special Warranty Deed from Midsouth Bank, dated June 29, 2011, and of record in Instrument No. 20110705-0051400, Register's Office for Davidson County, Tennessee.

This is UNIMPROVED property known as 3140, 3144 and 3148 Skinner Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear

and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 15 day of **May, 2015**.

REGENT LAND, ~~LLC~~

By: _____

DAVID TAYLOR, CHIEF MANAGER

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, DAVID TAYLOR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is Chief Manager of Regent Land, LLC, the within named bargainor, and as such authorized Chief Manager, being given the authority to so do, executed the within instrument for the purposes therein contained by signing the name of the company.

WITNESS my hand and official seal at office 15th day of **May, 2015**.

ERIKA PILAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 9-10-2018

_____

NOTARY PUBLIC

My commission expires: _____

****

The actual consideration or value, whichever is greater, for this transfer is $ **81,000.00** .

_____

AFFIANT

Sworn to and subscribed to before me 22nd day of **May, 2015**.

BRITTANY T. DUGAS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

_____

NOTARY PUBLIC

My commission expires: 7-25-16