BILL GARRETT, Davidson County
Trans:T20150041370 DEEDWARR
Recvd: 05/28/15 12:39 2 pgs
Fees:13.00 Taxes:1202.50
20150528-0049170

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, TN 37055
CHIC 15327

Box 44

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED TWENTY FIVE THOUSAND AND 00/100 ($325,000.00) DOLLARS, cash in hand paid by WHITNEY POZGAR, receipt of which is hereby acknowledged, REGAL HOMES CO., has bargained and sold, and by these presents does transfer and convey unto the said WHITNEY POZGAR, her heirs and assigns, a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being Lot No. 1203 on the Plan of Plan No. 2 of West Nashville of record in Plat Book 57, Page 172, in the Register's Office of Davidson County, Tennessee.
>
> Being part of the same property conveyed to Regal Home Co., a TN Corp by deed from Alfred Wayne Hudgens, married, dated March 17, 2014 and of record in Instrument No. 20140318-0022176, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to Regal Homes Co., a Tn Corp by Quitclaim Deed for Separation of Tax Parcels, dated May 15, 2014 and of record in Instrument No. 20140515-0041668, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to a right-of-way of Pennsylvania Avenue and an alley.
>
> This conveyance is subject to all matters as shown on Plat Book 57, Page 172, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said WHITNEY POZGAR, her heirs and assigns, forever. And it does covenant with the said WHITNEY POZGAR, 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 WHITNEY POZGAR, her heirs and assigns, against the lawful claims of all persons whomsoever.

REGAL HOMES CO. has caused its company name to be hereto subscribed by its duly authorized officer as and for the 27th day of May, 2015.

REGAL HOMES CO

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 STEVE 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 27th day of May, 2015.

_____
NOTARY PUBLIC

My Commission Expires: _____

GEORGE V. CRAWFORD JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $525,000.00, 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 27th day of May, 2015.

_____
NOTARY PUBLIC

My Commission Expires: _____

GEORGE V. CRAWFORD JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

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Tax Map 091 070 008.00

ADDRESS OF NEW OWNERS:
Ms. WHITNEY POZGAR
5300 Pennsylvania Avenue
Nashville, TN 37209
SEND TAX BILLS TO:
First Bank
318 Seaborad Lane, Suite 205
Franklin, TN 37067