BILL GARRETT, Davidson County
Trans: T20150041871 DEEDWARR
Recvd: 05/29/15 13:57 2 pgs
Fees: 13.00 Taxes: 92.50
20150529-0049810

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN155971

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00.

DAVID P. WEBBER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th day of May, 2015.

NOTARY PUBLIC

My commission expires: 10/2/18

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tim Polston 2542 Stinson Road Nashville, TN 37214	Same address as new owner	053-12-0-143.00

FOR AND IN CONSIDERATION of the sum of Twenty Five Thousand and 00/100 Dollars ($25,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **REGAL HOMES, INC.**, a Tennessee Corporation, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **TIM POLSTON**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 3 of block 7 on the plan of Dabbs and Elliott's Subdivision No. 1, of record in Book 547, page 97, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING a portion of the same property conveyed to First Jordan, FLP, as Trustee of The 206 30th Street Trust, by Warranty Deed from Janice E. Dorris, dated July 29, 2013 and recorded August 1, 2013, of record in Instrument No. 20130801-0080468, in the Office of the Register of Deeds of Davidson County, Tennessee.

THEREAFTER, being a portion of the same property conveyed to Regal Homes, Inc., by Warranty Deed from First Jordan, FLP, as Trustee of The 206 30th Street Trust, dated July 29, 2013 and recorded August 5, 2013, of record in Instrument No. 20130805-0081821, in the office aforesaid.

The address of the herein described property is believed to be 206-A 30th Street, Old Hickory, TN 37138, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 27th day of May, 2015.

Regal Homes

REGAL HOMES, INC., A TENNESSEE CORPORATION

VP

BY: STEVE REIGLE, VICE PRESIDENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, of said County and State, Steve Reigle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of Regal Homes, Inc., A Tennessee Corporation, the within named bargainor and that he as such Vice President, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as, Vice President.

WITNESS my hand and seal, this the 27th day of May, 2015.

Notary Public

David W. L.

Printed Notary Name

My commission expires: 10/3/18

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY