THIS INSTRUMENT PREPARED BY:
JOSEPH M. BARRETT, ESQ.
RAMSEY, THORNTON & BARRETT, PLC
10200 RAMSEY WAY
DICKSON, TENNESSEE 37055
RT3576-01

Davidson County DEEDQC
Recvd: 06/03/15 14:10 3 pgs
Fees:18.00 Taxes:67.38
20150603-0051915

Based on the information provided by the parties, no title search was requested or performed.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, the receipt of which is hereby acknowledged, REGAL HOMES CO., a Tennessee corporation, conveys and quitclaims unto DAN REIGLE and wife, TINA REIGLE, for life, with the remainder to STEVEN REIGLE and STACY REIGLE, their heirs and assigns, all of its right, title and interest in and to the following described real estate, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 387, and the northerly 20 feet of Lot No. 386 on the Plan of Oakwood Park, as of record in Book 421, Page 12, Register's Office of Davidson County, Tennessee, and being further described according to a loan survey by T.R. Sanford, Surveyor, January 6, 1958, as follows:

Beginning at an iron pin in the easterly margin of Montgomery Avenue, formerly North 9th Street, said point being located 352.7 feet south of the southeast corner of the intersection of Montgomery Avenue and Mile End Road; thence with the margin of Montgomery Avenue northwardly 50 feet to the dividing line between Lot Nos. 387 and 388; thence with the line between said two lots, eastwardly 165 feet to the westerly margin of a 15-foot alley; thence with the margin of said alley southerly 24.5 feet to the terminus of said alley; thence southwesterly along the margin of the L & N Railroad right of way, 27.12 feet to an iron pin; thence westerly and along a line parallel to and 10 feet north of the dividing line between Lot Nos. 385 and 386, 154.4 feet to the point of beginning.

Being the same property conveyed to Regal Homes Co., a Tennessee corporation, by Quitclaim Deed from Dorcia Renee Campbell, a/k/a Dorcia Renee Andrews, and Joseph Lee, being two of the three remaining heirs of the late Helen L. Andrews and Trent Andrews, Sharday Johnson and Shinquinchia Andrews, each being the sole heirs of the late Angela Andrews Johnson, daughter of Helen L. Andrews, dated December 13, 2013, and recorded as Instrument No: 20140115-0004244, in the Register's Office of Davidson County, Tennessee. Also being the same property in which Regal Homes Co. was deemed to be the lawful owner and vested with absolute and unencumbered title by Order Granting Motion for Default Judgment on Complaint to Quiet Title and for Declaratory Relief filed September 5, 2014 in the Chancery Court for Davidson County Tennessee, under Case Number 13-1624-1 and recorded on October 9, 2014 as Instrument Number 20141009-0093888 in the Register's Office of Davidson County, Tennessee.

This is improved property known as 1209 Montgomery Avenue, Nashville, Davidson County, Tennessee. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, REGAL HOMES, CO., has caused its name to be subscribed hereto by its duly authorized officer on this the 3rd day of June, 2015.

REGAL HOMES CO.

By: _____ VP

Title: ✓ President

STATE OF TENNESSEE
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Steve 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 President of REGAL HOMES CO., the within named bargainor, a Tennessee corporation, and that he as such officer executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said REGAL HOMES CO. as President.

WITNESS MY HAND and official seal at office in said County this 3rd day of June, 2015.

NOTARY PUBLIC

GLENDA SANDLIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY
My Commission Expires OCT 30, 2017

My Commission Expires: Oct 30, 2017

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is $18,212.12.

Brittny G Reigle
AFFIANT

Subscribed and sworn before me this 3rd day of June, 2015.

NOTARY PUBLIC

GLENDA SANDLIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY
My Commission Expires OCT. 30, 2017

My Commission Expires: Oct 30, 2017

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Map ID: 071 16 0 292.00

ADDRESS OF NEW OWNERS AND SEND TAX BILLS TO:
DAN REIGLE and wife, TINA REIGLE and STEVEN REIGLE and STACY REIGLE
290 Ed Harris Rd
Ashland City, TN 37015

Certificate of Authenticity

I, Stacy Reigle, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Stacy Reigle
Signature

State of Tennessee

County of Cheatham

Personally appeared before me, Glenda Sandlin, a notary public for this county and state, Tennessee who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Glenda Sandlin
Notary Signature

GLENDA SANDLIN
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires OCT. 30, 2017

My Commission Expires: Oct 30, 2017.