THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1306

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Regal Homes Co. 290 Ed Harris Road Ashland City, TN 37015	New Owner	104-01-0W-001.00CO

Davidson County DEEDQC
Recvd: 06/04/15 15:10 3 pgs
Fees:17.00 Taxes:0.00
20150604-0052516

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $-0-

Affiant

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

Notary Public

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

My Commission Expires: _____
(Affix Seal)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **Jeremiah Sanders and Malinda Sanders, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and quitclaim to **Regal Homes Co.,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantor's interest in and to that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

BEING a certain townhome unit situated in Davidson County, Tennessee, and further known as **Unit 2** of Theresa Avenue Townhouses, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed of Theresa Avenue Townhouses, a horizontal property regime, of record in Instrument No. 20140815-0074166; as amended in Instrument No. 20140818-0074614 and in Instrument No. 20150416-0033772, Register's Office for Davidson County, Tennessee; including without limitation; those By-Laws appended thereto; together with an undivided percentage interest in the

Common Elements appurtenant to each Unit. Reference is hereby made to the site plan of 407 Theresa Ave., shown as Exhibit to the aforementioned Master Deed of record in Instrument No. 20140815-0074166; as amended in Instrument No. 20140818-0074614 and in Instrument No. 20150416-0033772, said Register's Office, for a more complete identification and placement of said Unit.

Being the same property conveyed to Jeremiah Sanders and Malinda Sanders, husband and wife, by Special Warranty Deed from Regal Homes Co., dated May 12, 2015 of record in Instrument No. 20150514-0044553, Register's Office for Davidson County, Tennessee.

This is improved property located at: 407 Theresa Avenue, Unit B Nashville, TN 37205

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed and Midtown Title, LLC shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, this instrument has been executed this the 3 day of June, 2015.

Jeremiah Sanders

Malinda Sanders

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Jeremiah Sanders and Malinda Sanders**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 3 day of June, 2015.

Notary Public
My Commission Expires:

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT 18 2016

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Jessica Lascelle, a notary public for this county and state, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jessica Lascelle

Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)

JESSICA LASCELLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT 18, 2016