Davidson County DEEDWARR
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Fees:18.00 Taxes:1535.13
20150610-0054907

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, TN 37055
LER 41212

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED FOURTEEN THOUSAND NINE HUNDRED AND 00/100 ($414,900.00) DOLLARS, cash in hand paid by JANEL R. BECKLEY, unmarried, receipt of which is hereby acknowledged, REGAL HOMES CO.*, has bargained and sold, and by these presents does transfer and convey unto the said JANEL R. BECKLEY, her heirs and assigns, a certain tract or parcel of land as follows:

A certain townhome unit located in Davidson County, Tennessee, being Unit No. 2 of Theresa Avenue Townhouses, a Horizontal Property Regime established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Theresa Avenue Townhouses of record in Instrument No. 20140815-0074166, amended in Instrument No. 20140818-0074614 and Instrument No. 20150416-0033772, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit in Instrument No. 20150416-0033772, to said amendment to Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being a portion of the same property conveyed to Regal Homes Co. by Warranty Deed from Rodney E. Davis and wife, Pamela Jo Davis, of record in Instrument No. 20140722-0065099, Register's Office for Davidson County, Tennessee, dated July 18, 2014 and recorded on July 22, 2014.

Being the same property mistakenly deeded to Jeremiah Sanders and Malinda Sanders, husband and wife from Regal Homes Co by deed recorded May 14, 2015 at instrument number 20150514-0044553 in the Register's office for Davidson County. Said deed was corrected to remove said Unit 2 and correct the legal desciption to the correct Unit 1 on June 4, 2015 at instrument number 20150604-0052534 and property was reconveyed to Regal Homes Co from Jeremiah Sanders and Malinda Sanders, husband and wife with Quit Claim Deed recorded June 4, 2015 at instrument number 20150604-0052516.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said JANEL R. BECKLEY, her heirs and assigns, forever. And it does covenant with the said JANEL R. BECKLEY, 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 JANEL R. BECKLEY, 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 8th day of June, 2015.

* a Tennessee Corporation

REGAL HOMES CO

Regal Homes

By: _____ VP

STEVEN D. REIGLE, Vice President

STATE OF TENNESSEE
COUNTY OF ~~DICKSON~~ Cheatham

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 8th day of June, 2015.

_____
NOTARY PUBLIC

My Commission Expires: Oct 30, 2017

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $414,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Ashley Reiss
AFFIANT

Sworn to and subscribed to before me this 8th day of June, 2015.

_____
NOTARY PUBLIC

My Commission Expires: 6.5.16

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Tax Map 104 01 0W 001.00

ADDRESS OF NEW OWNERS:
Ms. JANEL R. BECKLEY
407 Theresa Avenue B
Nashville, TN 37205
SEND TAX BILLS TO:
Synovus Mortgage Corp.
2204 Lakeshore Drive, Ste 325
Birmingham, AL 35209

DORA L. MOBLEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

True Copy Certification

I, Dora Mobley, 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.

Signature

State of TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06-26-16

Notary' Seal (if on paper)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY