WARRANTY DEED

File #15244

BILL GARRETT, Davidson County
Trans:T20150048713 DEEDWARR
Recvd: 06/18/15 14:07 2 pgs
Fees:13.00 Taxes:1313.13
20150618-0058355

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $354,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 12-18-18

(AFFIX SEAL)

JOSHUA L. HUNTER NOTARY PUBLIC STATE OF TENNESSEE WHITE COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow
615 Main Street, Suite 114
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Seeman	SWBC Mortgage Corp	-091-06-0-322.00
(NAME)	(NAME)	
5507A Kentucky Avenue	9311 San Pedro Ave., Ste. 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Regal Homes Co., a Tennessee corporation,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jason Seeman and Megan H. Seeman, husband and wife,,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1414 of Block 198, on the Plan of Extension of Plan No. 1, West Nashville of record in Plat Book 57, Page 173, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Regal Homes Co., a Tennessee corporation by Quitclaim deed from Regal Homes Co., a Tennessee corporation of record in Instrument No. 20140513-0040938 Register's Office for Davidson County, Tennessee, dated May 13, 2014 and recorded on May 13, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; (3) All matters shown on the Plan of record in Book 421, Page 12, Register's Office for Davidson County, Tennessee.governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; (3) All matters shown on the Plan of record in Book 57, Page 173; easements of record in Book 340, page 533, Book 1493, page 482; Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 5507A Kentucky Avenue, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 15th day of June, 2015.

Regal Homes Co.

BY: _____

Steven D. Reigle, Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Steven D. Reigle with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of Regal Homes Co., a Tennessee corporation and is authorized by said corporation to execute this instrument on its behalf.

Witness my hand, at office, this 15th day of June, 2014.

My Commission Expires: 12-18-19

Notary Public

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
615 Main Street, Suite 114
Nashville, TN 37206