BILL GARRETT, Davidson County
Trans:T20150048924 DEEDWARR
Recvd: 06/19/15 09:03 2 pgs
Fees:13.00 Taxes:407.00
20150619-0058635

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, TN 37055
CHIC 15437

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TEN THOUSAND AND 00/100 ($110,000.00) DOLLARS, cash in hand paid by REGAL HOMES COMPANY, receipt of which is hereby acknowledged, I, LILLIAN R. TREXLER, unmarried, have bargained and sold, and by these presents do transfer and convey unto the said REGAL HOMES COMPANY, and assigns, a certain tract or parcel of land as follows:

Being Lot No. 45 on the Plan of East Nashville Real Estate Companys' Lots, as of record in Book 57, Page 11, Register's Office of Davidson County, Tennessee.

Said Lot No. 45 fronts 50 feet of the northerly side of Hancock Street and runs back between parallel lines, 176 feet to an alley.

Being the same property conveyed to Lillian R. Trexler, unmarried by deed from Margaret Morgan, unmarried, dated July 12, 2007 and of record in Instrument No. 20071717-0084753, in the Register's Office of Dickson County, Tennessee.

This conveyance is subject to a right-of-way of Hancock Street and an alley.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said REGAL HOMES COMPANY, its successors and assigns, forever. And I do covenant with the said REGAL HOMES COMPANY, that I am lawfully seized and possessed of the said land in Fee Simple; have 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to the said REGAL HOMES COMPANY, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND, on this 17th day of June, 2015.

LILLIAN R. TREXLER

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, LILLIAN R. TREXLER, unmarried, with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that she executed the foregoing instrument as her free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 17th day of June, 2015.

JORDAN B. OSBORN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON My Comm. Exp. 01-25-2017

NOTARY PUBLIC

My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $110,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 17th day of June, 2015.

JORDAN B. OSBORN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON My Comm. Exp. 01-25-2017

NOTARY PUBLIC

My Commission Expires: _____

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Tax Map 082 07 0 185.00

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
REGAL HOMES CO.
290 E Harris Rd
Ashland City, TN 37015