BILL GARRETT, Davidson County
Trans:T20150049003 DEEDWARR
Recvd: 06/19/15 10:06 3 pgs
Fees:18.00 Taxes:1391.20
20150619-0058743

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, TN 37055
CHIC 15313

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED SEVENTY SIX THOUSAND AND 00/100 ($376,000.00) DOLLARS, cash in hand paid by KATIE ELLISTON, unmarried and BRAD MEHAFFEY, unmarried, receipt of which is hereby acknowledged, I, REGAL HOMES CO., TN Corp, have bargained and sold, and by these presents do transfer and convey unto the said KATIE ELLISTON, unmarried and BRAD MEHAFFEY, unmarried, their heirs and assigns, a certain tract or parcel of land as follows:

Land in Davidson County, Tennessee, being Lot No. 1201 on the Plan of Plan No. 2 of West Nashville of record in Plat Book 57, Page 172, in the Register's Office for Davidson County, Tennessee, and the westerly 50.0 feet of 53rd Avenue North, formerly Twelfth Street as shown on said Plan and also shown on a plan attached to and part of Ordinance No. 711391 as of record in the Office of the Metropolitan Clerk, to which Plan reference is hereby described as follows:

Beginning at an iron pin at the intersection of the northerly margin of Pennsylvania Avenue and the centerline of said 53rd Avenue, North; thence withsaid northerly margin of Pennsylvania Avenue, westwardly 110.0 feet to an iron pin, the southwesterly corner of Lot 1203; thence with the westerly line of said Lot No. 1203 northwardly 150.0 feet to an iron pin in the southerly margin of a 25.0 foot alley the northwesterly corner of said Lot No. 1203; thence with the southerly margin of said alley and parallel with the said corner of said Lot No. 1203; thence with southerly margin of said alley and parallel with the said northerly marain of said Pennsylvania Avenue, eastwardly 60.0 feet to an iron pin, the northeasterly corner of Lot No. 1201, the beginning of a curve to the left; thence with a distance of 85.0 feet to an iron pin being the southwesterly corner of Lot 1201; thence with said curve (included angle-36 deg. 01 min. 55 sec. radius 85.0", tangent 27.64") 53.45 feet to an iron pin in the centerline of said 53rd Avenue, North: thence with said centerline and parallel to the said westerly line of Lot No. 1203 southwardly 166.26 feet to the point of beginning.

**See attached Exhibit "A" for derivation

This conveyance is subject to a right-of-way of Pennsylvania Avenue.

This conveyance is subject to all matters as shown on plat of record in Plat Book 57, Page 172, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said KATIE ELLISTON, unmarried and BRAD MEHAFFEY, unmarried, their heirs and assigns, forever. And I do covenant with the said KATIE ELLISTON, unmarried and BRAD MEHAFFEY, unmarried, 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 KATIE ELLISTON, unmarried and BRAD MEHAFFEY, unmarried, their 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 1st day of June, 2015.

REGAL HOMES CO

By: _____
STEVEN D. REIGLE, Vice President

STATE OF TENNESSEE
COUNTY OF DICKSON

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 1st day of June, 2015.

_____
NOTARY PUBLIC

My Commission Expires: 1/18/16

JOSHUA A. TERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $376,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

_____
AFFIANT

CAROL TAKER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

Sworn to and subscribed to before me this 1st day of June, 2015.

_____
NOTARY PUBLIC

My Commission Expires: 3/21/17

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Tax Map 091 070 383.00

ADDRESS OF NEW OWNERS:
KATIE ELLISTON & BRAD MEHAFFEY
5220 Pennsylvania Avenue
Nashville, TN 37209
SEND TAX BILLS TO:
New Owner

Exhibit "A"

BEING the same property conveyed to Regal Homes Co., a Tennessee corporation, by Quitclaim Deed from Regal Homes Co., a Tennessee corporation, dated 10/21/14 and recorded 10/21/14 in Instrument No. 20141021-0096855; also being the same property conveyed to Regal Homes Co., a Tennessee corporation by Deeds in Instrument No. 20140318-0022176, Instrument No. 20140410-0030049 and Instrument No. 20140515-0041667, in the Register's Office of Davidson County, Tennessee.