WARRANTY DEED

File #15294

BILL GARRETT, Davidson County
Trans:T20150056573 DEEDWARR
Recvd: 07/13/15 13:40 2 pgs
Fees:13.00 Taxes:1295.00
20150713-0068002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

KAYLA R. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC MACON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 11/20/18

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
Cullen Creasy, *et ux.*	Legacy Home Loans	P/O 091 07 0 21100
(NAME) 1108 54th Avenue North	(NAME) 4025 Hillsboro Rd. Ste. 401	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37215	
(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 **Cullen Creasy and Christina Creasy, husband and wife,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Unit No. 1108 as shown on Exhibit "A" of the Master Deed for 5317 Kentucky Avenue Townhouses, of record in Instrument No. 20150123-0006837, as amended in Instrument No. 20150224-0015757, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said unit.

Being a part of the same property conveyed to Regal Homes Co., a Tennessee Corporation by Quitclaim deed from Cumberland Homes, LLC, a Tennessee limited liability company, f/k/a Cumberland Homes, Inc., a Tennessee corporation of record in Instrument No. 20150123-0006836 Register's Office for Davidson County, Tennessee, dated January 23, 2015 and recorded on January 23, 2015.

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 Instrument No. 20150224-0015757, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1108 54th Avenue North, 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 6th day of July, 2015.

Regal Homes Co., a Tennessee corporation

BY: _____ VP
Steve D. Reigle, Vice President

STATE OF Tennessee
COUNTY OF Davidson

On this the 26th day of June, 2015, before me, appeared Steve D. Reigle, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he/she is the Vice President of Regal Homes Co., a Tennessee c, a Tennessee for profit corporation and that said instrument was signed in behalf of said Regal Homes Co., a Tennessee c, and said officer acknowledged said instrument to be the free act of deed of said Regal Homes Co., a Tennessee c.

WITNESS my hand and seal, this the 5th day of June, 2015.

Notary Public: Leslie Garside

My commission expires: 1/20/19

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN RECORDED DOCUMENTS TO:

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