WARRANTY DEED

File #15298

BILL GARRETT, Davidson County
Trans:T20150066518 DEEDWARR
Recvd: 08/11/15 08:28 2 pgs
Fees:13.00 Taxes:1794.50
20150811-0080017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES: 4/8/16
(AFFIX SEAL)

DANA DELWO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON 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
Matthew R. Rhead	Fort Campbell Federal Credit Union	094-01-0-030.00
(NAME)	(NAME)	
515 S. 13th Street	2050 Lowes Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Clarksville, TN 37040	
(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 **Matthew R. Rhead, a single person** 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 Lot No. 91 on the Plan of Payne Blakemore and Cummings Addition to Nashville of record in Plat Book 57, Page 70, 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 Warranty deed from Ollie L. Pace, Teresa Carter and the Estate of Donald R. Hayes, by and through his Executrix, Teresa Carter of record in Instrument No. 20140128-0007734 Register's Office for Davidson County, Tennessee, dated January 24, 2014 and recorded on January 28, 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; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 515 S. 13th Street, Nashville, TN 37206

(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 August, 2015.

Regal Homes Co., a Tennessee corporation

BY: _____
Steve Reigle, Vice President

STATE OF Tennessee
COUNTY OF Davidson

On this the 6th day of August, 2015, before me, appeared Steve 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, a Tennessee corporation and that said instrument was signed on behalf of said Regal Homes Co., a Tennessee corporation, and said officer acknowledged said instrument to be the free act of deed of said Regal Homes Co., a Tennessee corporation.

WITNESS my hand and seal, this the 6th day of August, 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