WARRANTY DEED

File #15377

BILL GARRETT, Davidson County
Trans:T20150079437 DEEDWARR
Recvd: 09/18/15 09:19 2 pgs
Fees:13.00 Taxes:1147.00
20150918-0094795

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES: 7-16-18 (AFFIX SEAL)

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow
1104B Fatherland Street
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin Kwong	JP Morgan Chase Bank N.A.	-08203003200
(NAME)	(NAME)	
1102 A. Joseph Ave	PO Box 47020	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Doraville, GA 30362	
(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 **Kevin Kwong,** 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 A on the Plan of 1102 Joseph Avenue Townhouses of record in Master Deed recorded in Instrument No. 20150123-0006838, as amended by First Amendment in Instrument No. 20150515-0044645, and Second Amendment in Instrument No. 20150526-0047923, in the Register's Office for Davidson County, Tennessee, said Unit A appearing on Exhibit B of said Second Amendment to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to D218, LLC by quitclaim deed from Building Masters, LLC, a Tennessee limited liability company of record in Instrument No. 20130508-0046234 Register's Office for Davidson County, Tennessee, dated 04/22/2013 and recorded on 05/08/2013.

Being the same property conveyed to Regal Homes Co., a Tennessee corporation by warranty deed from D218, LLC, a Tennessee limited liability company of record in Instrument No. 20140228-0017257 Register's Office for Davidson County, Tennessee, dated 02/26/2014 and recorded on 02/28/2014.

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 1102 A. Joseph Ave, Nashville, TN 37207

(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 31st day of August, 2015.

Regal Homes Co.

BY: _____

Joshua L. Hunter, authorized agent

STATE OF Tennessee
COUNTY OF Davidson

On this the 14th day of September, 2015, before me, appeared Joshua L. Hunter, 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 authorized agent of Regal Homes Co., a Tennessee for-profit corporation and that said instrument was signed in behalf of said Regal Homes Co., and said officer acknowledged said instrument to be the free act of deed of said Regal Homes Co..

WITNESS my hand and seal, this the 14th day of September, 2015.

Notary Public: _____

My commission expires: 1/20/19

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104B Fatherland Street
Nashville, TN 37206