WARRANTY DEED

File #

STEVEN MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF SEPTEMBER 2015

Notary Public

MY COMMISSION EXPIRES: 7-3-17

(AFFIX SEAL)

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
Richard Yadon Jr.	ACOPIA, LLC	-094-01-0-160.00
(NAME)	(NAME)	
904 S. 12th Street	306 NORTHCREEK BLVD, SUITE 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	GOODLETTSVILLE, TN 37072	
(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 **Richard F. Yadon Jr. and Valarie D. Yadon, 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 Lot No. 2 on the Plan of Haynie's Central Park Plan of record in Plat Book 161, Page 116, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 2 front 50.9 feet along the Westerly margin of 12th street and runs back between lines, measuring 155.9 feet along the Northerly line and 165.3 feet along the Southerly line to an alley in the rear on which it measures 50 feet.

Being the same property conveyed to Regal Homes company by Warranty deed from NAP G.P (formerly known as NAP Ltd, L.P) of record in Instrument No. 20141103-0101425 Register's Office for Davidson County, Tennessee, dated October 28, 2014 and recorded on November 03, 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 904 S. 12th 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.

BILL GARRETT, Davidson County
Trans:T20150080779 DEEDWARR
Recvd: 09/22/15 15:36 2 pgs
Fees:13.00 Taxes:1757.50
20150922-0096457

Witness my hand this 21st day of September, 2015.

Regal Homes Co.

BY: Regal Homes

Steve Reigle, Vice President

STATE OF Tennessee

COUNTY OF Davidson

On this the 21st day of September, 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 company, 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 21st day of September, 2015.

Notary Public: _____

My commission expires: 7/3/2017

(SEAL)

Julie Hamilton
State of Tennessee Notary Public
Davidson County

RETURN RECORDED DOCUMENTS TO:

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