WARRANTY DEED

File #15463

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $314,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans: T20150083854 DEEDWARR
Recvd: 10/02/15 08:44 2 pgs
Fees: 13.00 Taxes: 1165.13
20151002-0100227

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
Donna Lee Forsythe		P/O 08203003200
(NAME)	SWBC MORTGAGE CORPORATION	
404 Valley Trace Drive	9311 SAN PEDRO AVENUE, SUITE 100	
(ADDRESS)	SAN ANTONIO, TX 78216	
Nashville, TN 37221		
(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 **Donna Lee Forsythe, a single woman,** 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 B 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 B appearing on Exhibit B of said Second Amendment to which Plan reference is hereby made for a more complete description of the property.

Being a portion of 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 B Joseph Avenue, 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 29th day of September, 2015.

Regal Homes Co., a Tennessee corporation

BY: Regal Homes

Steve Reigle, Vice President

STATE OF Tennessee
COUNTY OF Davidson

On this the 29th 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 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 29th 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