WARRANTY DEED

File #15453

BILL GARRETT, Davidson County
Trans: T20150091112 DEEDWARR
Recvd: 10/26/15 15:39 2 pgs
Fees: 13.00 Taxes: 1561.40
20151026-0108846

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $422,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 1/20/19

(AFFIX SEAL)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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
Allen Harrington, *et ux.*	Same as new owner	083-03-0-035-00
(NAME)	(NAME)	
7223 Arbor Oaks		
(ADDRESS)	(ADDRESS)	
Dallas, TX 75248		
(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, **Tennessee Regional Holding, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Allen Harrington and Randa Harrington,** 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. 15 on the Plan of R T Creighton Sub of Lot 42 & 43 Brownsville of record in Plat Book 332, Page 18, 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 Tennessee Regional Holding, LLC by warranty deed from E. Mark Turner of record in Instrument No. 20121009-0092394 Register's Office for Davidson County, Tennessee, dated 10/03/2012 and recorded on 10/09/2012.

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 118B Creighton Avenue, Nashville, TN 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

VERSION: May 7, 2014

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 26th day of October, 2015.

Tennessee Regional Holding, LLC

BY: _____
Justin Hicks, member

STATE OF Tennessee
COUNTY OF Davidson

On this the 26th day of October, 2015, before me, appeared Justin Hicks, 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 is a member of Tennessee Regional Holding, LLC, a Tennessee limited liability company and that said instrument was signed in behalf of said Tennessee Regional Holding, LLC, and said officers acknowledged said instrument to be the free act of deed of said Tennessee Regional Holding, LLC.

WITNESS my hand and seal, this the 26th day of October, 2015.

Notary Public: Leslie Garside

My commission expires: 1/20/19

(SEAL)

LESLIE GARSIDE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN RECORDED DOCUMENTS TO:

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