WARRANTY DEED

File #15564

BILL GARRETT, Davidson County
Trans: T20150091405 DEEDWARR
Recvd: 10/27/15 11:16 2 pgs
Fees: 13.00 Taxes: 1094.29

20151027-0109189

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,753.00

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of October, 2015

Dana Delworth
Notary Public

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

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON 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
Debra Grimes	First Bank	-082-03-0-026.00 Parent Pa
(NAME)	(NAME)	
1008 B Joseph Avenue	318 Seaboard Lane, #205	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Franklin, TN 37067	
(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,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Debra Grimes, an unmarried 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, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1008 Joseph Avenue Townhouses , a Horizontal Property Regime with Private Elements of record as Instrument No. 20150202-0009524 and being shown on Plat attached thereto as Exhibit "D", 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 a portion of the same property conveyed to Kenneth E. Johnson by Quitclaim deed from Aolar S. Hart of record in Book 10660, page 910 Register's Office for Davidson County, Tennessee, dated October 28, 1997 and recorded on October 28, 1997.

Being a portion of the same property conveyed to Regal Homes by Warranty deed from Kenneth E. Johnson of record in Instrument No. 20150123-0006714 Register's Office for Davidson County, Tennessee, dated January 16, 2015 and recorded on January 23, 2015.

Being also known as 1008 B Joseph Avenue Nashville, TN 37207.

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 1008 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 22nd day of October, 2015.

Regal Homes

BY: Regal Homes

Steve Reigle, Vice President

STATE OF Tennessee

COUNTY OF Davidson

On this the 22nd day of October, 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, a Tennessee Corporation and that said instrument was signed in behalf of said Regal Homes, and said officer acknowledged said instrument to be the free act of deed of said Regal Homes.

WITNESS my hand and seal, this the 22nd day of October, 2015.

Notary Public: _____

My commission expires: 7/3/2017

Julie Hamilton
State of Tennessee Notary Public
Davidson County

(SEAL)

RETURN RECORDED DOCUMENTS TO:

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