#32663

WARRANTY DEED

File #15576

Davidson County DEEDWARR
Recvd: 11/17/15 16:20 3 pgs
Fees:18.00 Taxes:1542.90
20151117-0116753

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $417,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

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
Dona Tannler	Wells Fargo Bank NA	-091-06-0-381.00
(NAME)	(NAME)	
5613 Tennessee Avenue	101 North Phillips Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Sioux Falls, SD 57104	
(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 **Dona H. Tannler, a married woman and Joseph House, an unmarried man, as joint tenants with right of survivorship** HEREINAFTER CALLED THE GRANTEE, 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. 1520 of Block No. 202 showing Extension of Plan No. 1 West Nashville of record in Plat Book 57, Page 173, 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. 1520 fronts 25 feet of the southerly side of Tennessee Avenue and runs back between parallel lines 150 feet to an alley.

Being a portion of the same property conveyed to Regal Homes Co., a Tennessee Corporation by Quitclaim Deed from Cumberland Homes, LLC, a Tennessee limited liability company, f/k/a Cumberland Homes, Inc., a Tennessee corporation, of record in Instrument No. 20150520-0046421, Register's Office for Davidson County, Tennessee, dated May 20, 2015 and recorded on May 20, 2015.

Being the same property conveyed to Regal Homes Co., a Tennessee Corporation by Quitclaim Deed from Regal Homes Co., a Tennessee Corporation, of record in Instrument No. 20150609-0054121, Register's Office for Davidson County, Tennessee, dated June 08, 2015 and recorded on June 09, 2015.

Being also known as 5613 Tennessee Avenue, Nashville, TN 37209.

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 5613 Tennessee Avenue, Nashville, TN 37209

(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 16th day of November, 2015.

Regal Homes Co., a Tennessee Corporation

BY: _____

Steve Reigle, Vice President

STATE OF Tennessee

COUNTY OF Davidson

On this the 16th day of November, 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 Corporation and that said instrument was signed in behalf of said Regal Homes Co., a Tennessee Corporation, and said officer acknowledged said instrument to be the free act of deed of said Regal Homes Co., a Tennessee Corporation.

WITNESS my hand and seal, this the 16th day of November, 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

True Copy Certification

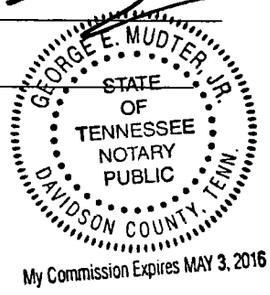
I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires:
Notary Seal:



My Commission Expires MAY 3, 2016