# WARRANTY DEED

File #15570

BILL GARRETT, Davidson County
Trans: T20150104176 DEEDWARR
Recvd: 12/09/15 15:31 2 pgs
Fees: 13.00 Taxes: 925.00

20151209-0124092

Julie Hamilton
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 7/3/2017

(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 |
|---|---|---|
| Regal Homes Co. | Same as New Owner | -071-11-0-209.00 |
| (NAME) | (NAME) | |
| 290 Ed Harris Rd. | | |
| (ADDRESS) | (ADDRESS) | |
| Ashland City, TN 37015 | | |
| (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, **Johnny Daniel, Jr.,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Regal Homes Co.,** 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 Nos. 368, 369, 370, 371, 372, & 373 on the Plan of Plat of The Highland Land Co's Subdivision of record in Plat Book 421, Page 14, 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 John Chester Daniel and wife, Lola E. Daniel by deed dated August 4, 1943 from E. S. Hertzka and wife, Hattie M. Hertzka, of record in Book 1274, page 265, Register's Office for Davidson County, Tennessee. The said Lola E. Daniel now known as Lola E. Daniel Cook having conveyed her one-half undivided interest in the subject property to John Chester Daniel by Quitclaim Deed dated December 9, 1948, of record in Book 1676, page 293, said Register's Office. The said John Chester Daniel having since remarried to Virginia Watts Daniel. Title to the subject property was divested out of John Chester Daniels and into Virginia Watts Daniels by decree dated May 5, 1960, of record in Book 3157, page 409, said Register's Office. The said Virginia Watts Daniel having since died, and by her Last Will and Testament of record in Instrument No. 20040726-0088945, said Register's Office, devised the subject property to Norma Jean Daniel and husband, Johnny Daniel, Jr. The said Norma Jean Daniel having died on June 16, 2006.

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 1411 Meridian Street, 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 8th day of December, 2015.

Johnny Daniel Jr.

**Johnny Daniel, Jr.**

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Johnny Daniel,, Jr., the bargainor, with whom I am personally acquainted, (or proved to me her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 8 day of December, 2015.

Leslie Garside

NOTARY PUBLIC

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/20/19

RETURN RECORDED DOCUMENTS TO:

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