# WARRANTY DEED

File #15708

BILL GARRETT, Davidson County
Trans:T20160000510 DEEDWARR
Recvd: 01/04/16 15:25 2 pgs
Fees:13.00 Taxes:1290.93
20160104-0000548

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $348,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 12-19-19

(AFFIX SEAL)

JOSHUA L. HUNTER STATE OF TENNESSEE NOTARY PUBLIC WHITE 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 |
|---|---|---|
| Tristan Patterson | SAME | P/o -082-04-0-056.00 |
| (NAME) | (NAME) | |
| 1106 B North 8th Street | | New M/P 082-04-0-423.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37207 | | |
| (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.,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tristan Patterson,** 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. 295 on the Plan of Oakwood Park of record in Plat Book 421, Page 12, 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 Regal Homes Co. by Warranty deed from Debbie Garrett, spouse of Brian Garrett of record in Instrument No. 20150303-0018607 Register's Office for Davidson County, Tennessee, dated February 13, 2015 and recorded on March 03, 2015.

Being a portion of 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. 20150423-0036452 Register's Office for Davidson County, Tennessee, dated April 22, 2015 and recorded on April 23, 2015 and Scrivener' s Affidavit of Correction recorded in Instrument No. 20150611-0055291, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Joseph M. Barrett, Trustee by Quitclaim Deed from Regal Homes Co. of record in Instrument No. 20150810-0079316, Register's Office for Davidson County, Tennessee, dated August 10, 2015 and recorded on August 10, 2015 and within the same deed the said Joseph M. Barrett, Trustee conveyed his interest in the subject property to Regal Homes Co., a Tennessee corporation.

Being also known as 1106 B North 8th Street 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 1106 B North 8th 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 30th day of December, 2015.

**Regal Homes Co.**

**BY:** _____

**Steve Reigle, Vice President**

STATE OF Tennessee

COUNTY OF Davidson

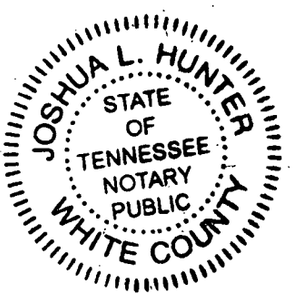
On this the 30th day of December, 2015, before me, appeared Steve Reigle, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he/she is the Vice President of Regal Homes Co., a Tennessee for-profit corporation and that 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 30th day of December, 2015.

Notary Public: _____

My commission expires: 12-18-19

(SEAL)




RETURN RECORDED DOCUMENTS TO:

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