THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, TN 37055
LER 42112

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED THIRTY NINE THOUSAND AND 00/100 ($339,000.00) DOLLARS, cash in hand paid by MATTHEW VISCONTE and wife, JENNA VISCONTE, receipt of which is hereby acknowledged, REGAL HOMES CO., has bargained and sold, and by these presents does transfer and convey unto the said MATTHEW VISCONTE and wife, JENNA VISCONTE, their heirs and assigns, a certain tract or parcel of land as follows:

> Being Lot No. 396 on the Plat of Highland Land Company's Subdivision, of record in Plat Book 421, Page 14, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being part of the same property conveyed to Regal Homes Co. by deed from James Michael Maitland, dated October 31, 2014 and of record in Instrument No. 20141106-0102515, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to Regal Homes Co. by Quitclaim Deed from Regal Homes Co., dated April 22, 2015 and of record in Instrument No. 20150422-0035998, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to a right-of-way of Meridian Street.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said MATTHEW VISCONTE and wife, JENNA VISCONTE, their heirs and assigns, forever. And it does covenant with the said MATTHEW VISCONTE and wife, JENNA VISCONTE, that it is lawfully seized and possessed of the said land in Fee Simple; has a good right to convey it, and the same is unencumbered except for 2016 Davidson County property taxes which have been prorated and will be paid by Grantees. And it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to the said MATTHEW VISCONTE and wife, JENNA VISCONTE, their heirs and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20160005979 DEEDWARR
Recvd: 01/25/16 09:21 2 pgs
Fees:13.00 Taxes:1254.30
20160125-0006556

REGAL HOMES CO. has caused its company name to be hereto subscribed by its duly authorized officer as and for the 14th day of January, 2016.

REGAL HOMES CO

By: _____ VP
STEVEN D. REIGLE, Vice President

STATE OF TENNESSEE
COUNTY OF DICKSON

Before me, the undersigned, a Notary Public in and for the Sate and County aforesaid, personally appears STEVE D. REIGLE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to me) and who upon oath, acknowledged himself to be the Vice President of REGAL HOMES CO, within named bargainor and that he as such officer executed the foregoing instrument for the purposes therein contained, by signing the name of the company by the said STEVEN D. REIGLE, as Vice President.

WITNESS MY HAND and official seal at office in said County this 12th day of January, 2016.

GLENDA SANDLIN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY My Commission Expires OCT. 30, 2017

NOTARY PUBLIC

My Commission Expires: Oct 30, 2017

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $339,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 14th day of January, 2016.

ELIZABETH COLLINS STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY My Commission Expires 10-23-2019

NOTARY PUBLIC

My Commission Expires: 10/23/19

****

Tax Map 071 15 0 136.00

ADDRESS OF NEW OWNERS:
Mr. and Mrs. MATTHEW VISCONTE
1329 B Meridan Street
Nashville, TN 37207
SEND TAX BILLS TO:
Bank of America
4500 Amon Carter Blvd.
Ft. Worth, TX 76155