BILL GARRETT, Davidson County
Trans:T20160013498 DEEDQC
Recvd: 02/18/16 11:47 2 pgs
Fees:12.00 Taxes:0.00
20160218-0015463

This Instrument
Prepared By:

Joshua L. Hunter,
Attorney At Law
1104 Fatherland Street
Nashville, TN 37206
(615) 440-0545

# QUITCLAIM DEED

**FOR AND IN CONSIDERATION** of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, and for the express purpose of creating a separate tax parcel, **REGAL HOMES CO., A TENNESSEE CORPORATION**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **REGAL HOMES CO., A TENNESSEE CORPORATION**, hereinafter called the Grantee, his/her/their heirs and assigns. A certain tract or parcel of land being the same property conveyed to Regal Homes Co., a Tennessee Corporation, of record as Document No. 20160208-0011951 in the Register's Office for Davidson County, Tennessee and is further described as:

Land in Davidson County, Tennessee, being Lot No. 103 on the Plan of The Highland Land Company'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 part of the same property conveyed to Regal Homes Co. by Warranty Deed from Margaret F. McMurray of Record in Instrument No. 20160208-0011951, at the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Margaret F. McMurray by Administratrix Quitclaim deed from Margaret F. McMurray, as Adminstratix of The Estate of William D. McMurray, Jr of record in Instrument No. 20090514-0044510 Register's Office for Davidson County, Tennessee, dated May 13, 2009 and recorded on May 14, 2009.

Being the same property further conveyed to William D. McMurray. Jr. and Margaret F. McMurray by Quitclaim deed from Marion S. Clark of record in Instrument No. 20031212-0178194 Register's Office for Davidson County, Tennessee, dated November 17, 2003 and recorded on December 12, 2003.

Being the same property conveyed to Morton McMurray by deed from Courtney Hollins of record in Book 2154, page 457, Register's Office for Davidson County, Tennessee, dated July 17, 1953 and recorded on July 29, 1953.

This real property is known as 1313 A Stainback Avenue Nashville, TN 37207.

**IN WITNESS WHEREOF**, we have hereunto set out hands on this 17 day of FEBRUARY 2016.

**REGAL HOMES CO.,**
**A Tennessee Corporation**

**By:** _____
**Steve Reigle, VP**

**STATE OF TENNESSEE** )
**COUNTY OF DAVIDSON** )

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Steve Reigle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Vice President (or other officer authorized to execute the instrument) of Regal Homes Co., a Tennessee Corporation, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 17 day of FEBRUARY, 2016.

_____
Notary Public

My Commission Expires:
12/6/16

JAMES CHRISTOPHER ESTES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES DECEMBER 6, 2016

## AFFIDAVIT OF CONSIDERATION

| Name and Address of Property Owner: | Person or Entity Responsible For Payment of Property Taxes: | Map & Parcel Number of Property Transferred: |
|---|---|---|
| Regal Homes Co.<br>290 Ed Harris Road<br>Ashland City, TN 37015 | New Owner | Davidson County<br>071-15-0-216.00 |

**STATE OF TENNESSEE** )
**COUNTY OF DAVIDSON** )

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is Ten Dollars ($10.00), 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 before me 17 day of FEBRUARY, 2016.

Notary Public

My Commission Expires:
12/6/16

