WARRANTY DEED

File #16048

BILL GARRETT, Davidson County
Trans:T20160015089 DEEDWARR
Recvd: 02/24/16 10:00 2 pgs
Fees:13.00 Taxes:1217.30
20160224-0017468

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF FEBRUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 2-18-19

(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
Taylor Reynolds	Taylor Reynolds	-07115053700
(NAME)	(NAME)	
1322B Lischey Avenue	1322B Lischey Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	Nashville, TN 37207 (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 **Jordan Kyle Reynolds and Taylor Reynolds, husband and wife,** 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. on the Plan of Plat of Highland Company 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 Ronnie Osborne by Warranty deed from Kimmel Realty Co., of record in Instrument No. 20020509-0057216 Register's Office for Davidson County, Tennessee, dated May 01, 2002 and recorded on May 09, 2002., a Re-Record of Instrument No. 20020502-0054271, dated May 01, 2002, and recorded May 02, 2002, (Value of consideration shown in aforementioned deed $30,000.00.) Being also known as 1322 B Lischey Nashville, TN 37207.

Being a portion of the same property conveyed to Regal Homes Co. by Warranty deed from Ronald Osborne of record in Instrument No. 20140722-0065095 Register's Office for Davidson County, Tennessee, dated July 18, 2014 and recorded on July 22, 2014. (Value or consideration as shown in aforementioned deed $86,000.00.) Being also known as 1322B Lischey Avenue Nashville, TN 37207.

Being a portion of the same property conveyed to Regal Homes Co., a Tennessee for-profit Corporation by Quitclaim deed from Regal Homes Co., a Tennessee for-profit Corporation of record in Instrument No. 20150811-0080193 Register's Office for Davidson County, Tennessee, dated August 11, 2015 and recorded on August 11, 2015. (Value or consideration as shown in aforementioned deed $0.00.) Being also known as 1322B Lischey Avenue 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 1322B Lischey Avenue, 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 22nd day of February, 2016.

Regal Homes Co.

BY: _____
Steven D. Reigle, Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Steven D. Reigle, Vice President, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be Vice President of Regal Homes Co., a Tennessee Limited Liability Company, the within named bargainor, and that he/she as such Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself/herself as Vice President.

Witness my hand and official seal at Nashville, Tennessee, this 22 day of February, 2016.

_____
NOTARY PUBLIC

My Commission Expires: 12-18-19

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

RETURN RECORDED DOCUMENTS TO:

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