WARRANTY DEED

File #16081

BILL GARRETT, Davidson County
Trans: T20160019805 DEEDWARR
Recvd: 03/10/16 13:57 2 pgs
Fees: 13.00 Taxes: 1480.00
20160310-0023132

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHIRA HUGHES
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 09-11-2017

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
Samuel T. Bell	New owner	-083-08-0-B-002.00CO
(NAME)	(NAME)	
916 B Potter Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **Tennessee Regional Holding, LLC,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Samuel T. Bell and Amanda Bell, 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 Unit B of 916 Potter Lane, as shown on the plat attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 916 Potter Lane, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20141212-0114040, as amended in Instrument No. 20150312-0021223, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Wade Barnes by Warranty Deed from Claude Neal Iglehart, II and wife, Linda Sue Iglehart, of record in Instrument No. 20140404-0028130, Register's Office for Davidson County, Tennessee, dated March 31, 2014 and recorded on April 4, 2014.

Being a portion of the same property conveyed to Tennessee Regional Holding, LLC, a Tennessee limited liability company by Quitclaim Deed from Wade Barnes, a married man, of record in Instrument No. 20150312-0021296, Register's Office for Davidson County, Tennessee, dated March 09, 2015 and recorded on March 12, 2015.

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 916 B Potter Lane, Nashville, TN 37206

(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 1st day of March, 2016.

Tennessee Regional Holding, LLC

BY: Wade Barnes

Wade Barnes, Managing Member

Justin Hicks, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Wade Barnes and Justin Hicks, 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 Wade Barnes, Managing Member and Justin Hicks, Member of Tennessee Regional Holding, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he/she as such Wade Barnes, Managing Member and Justin Hicks, Member, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself/herself as Wade Barnes, Managing Member and Justin Hicks, Member.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of March, 2016.

NOTARY PUBLIC

My Commission Expires: 7.3.2019

RETURN RECORDED DOCUMENTS TO:

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

Julie Hamilton
State of Tennessee Notary Public
Davidson County