WARRANTY DEED

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,000.00

Ashley Reiss
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ___ DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/10/2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Regen Holdings, LLC	New Owner	
(NAME)	(NAME)	128-12A/185.00CO
5133 Harding Rd., Ste. B-10, #323		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, WE, **KAREN LYNN KAPPELER (AKA KAELYN KAPPELER), UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **REGEN HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR 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 No. 3004, Building 18, on the plan of Section 18, Phase 1D, Eagle Ridge at the Reserve Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and Bylaws, of record in Instrument No. 20011011-0110875 as corrected in Instrument No. 20051129-0143344, as Supplemented and Amended by Supplement and Amendment No. 44 to the Master Deed of record in Instrument No. 20040716-0084988, Register's Office for Davidson County, Tennessee, and Instrument of Correction of record in Instrument No. 20060526-0062486 said Register's Office; together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of Eagle Ridge at the Reserve Condominiums as shown on Exhibit A to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Karen Lynn Kappeler (aka Kaelyn Kappeler) by deed from Kaelyn Kappeler (also known as Karen Lynn Kappeler), dated January 14, 2015, of record in Instrument No. 20150121-0005791, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2016 Real Property taxes; Master Deed and Bylaws of record in Instrument Nos. 20011011-0110875, 20040716-0084988, and 20060526-0062486 , said Register's Office; and easement of record in Instrument No. 20140924-0087653, said Register's Office.

unimproved
This is improved x property, known as 320 Old Hickory Blvd. #3004, Nashville, TN 37221
(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.

Davidson County DEEDWARR
Recvd: 03/17/16 16:03 3 pgs
Fees:18.00 Taxes:1032.30
20160317-0025568

Witness my hand this 17 day of March, 2016

Karen Lynn Kappeler
by J. Gregory Hardeman, Atty. in Fact

KAREN LYNN KAPPELER (ALSO KNOWN AS KAELYN KAPPELER), BY: J. GREGORY HARDEMAN, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17 day of March, 2016, before me personally appeared J. Gregory Hardeman, to me known to be the person who executed the foregoing instrument on behalf of Karen Lynn Kappeler aka Kaelyn Kappeler and acknowledged that he executed the same as the free act and deed of Karen Lynn Kappeler aka Kaelyn Kappeler.

Witness my hand and official seal at Nashville, Tennessee this 17 day of March, 2016.

Commission expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT 18, 2019

Notary Public

True Copy Certification

I, Dora Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06-26-16

Notary' Seal (if on paper)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY