WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160022727 DEEDWARR
Recvd: 03/21/16 10:32 2 pgs
Fees: 13.00 Taxes: 1602.10
20160321-0026376

File No. 0001604

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $433,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of March, 2016.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 5-2-16

Angela K. Robertson, State of Tennessee Notary Public, Williamson County

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zach Clevenger	NEW OWNER	
(NAME)	(NAME)	
1420 Sevier Court		
(ADDRESS)	(ADDRESS)	094-01-0-304.00
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, **Regal Homes Co.**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Zachary D. Clevenger, a single man,** HEREINAFTER CALLED THE GRANTEE, 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 Lot 124, SHELBY VILLAGE NO. TWO, as shown on plat of record in Plat Book 1835, Page 48, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Lee C. Long and wife, Rebecca Lynn Long to Regal Homes Co., as recorded on the 23rd day of February, 2015 in Instrument No. 20150223-0015457, Register's Office for Davidson County, Tennessee.

Being also conveyed by Quitclaim Deed from Kathy Hand, Trustee to Lee C. Long and wife, Rebecca Lynn Long, as recorded on the 24th day of January, 2011 in Instrument No. 20110124-0006394 and Warranty Deed from Marie Knowles, unmarried to Lee C. Long, unmarried, as recorded on the 6th day of June, 2000 in Instrument No. 20000606-0056211, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2016 which have been pro-rated between the parties 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 1420 Sevier Court, 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 16th day of March, 2016.

Regal Homes Co.

Steve Reigle, Vice President

STATE OF TENNESSEE
COUNTY OF Cheatham

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Regal Homes Co., 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 Steve Reigle, Vice President of Regal Homes Co., a Tennessee Company, the within named bargainor, and that he/she as such Steve Reigle, Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself/herself as Steve Reigle, Vice President.

Witness my hand this 16th day of March, 2016.

Notary Public

My commission expires: Oct 30, 2017

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

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206