# SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/6/18

(AFFIX SEAL)

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

L-RC-16-5212

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Regal Homes Co.** | **New Owner** | |
| (NAME) | (NAME) | **091-07-0-088.00** |
| **290 Ed Harris Road** | | |
| (ADDRESS) | (ADDRESS) | |
| **Ashland City, TN 37015** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RIBBON CUTTERS, INC.** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **REGAL HOMES CO., A TENNESSEE CORPORATION,** hereinafter called the Grantee, its successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Being the Easterly 20 feet of lot No. 1121 and the Westerly 20 feet of Lot No. 1119, of Block 9, on the Map of Plan No. 2 of West Nashville of record in Book 57, page 172, Register's Office of said County.
Said parts of said lots adjoin and front together 40 feet on the North side of Tennessee Avenue and run back between parallel lines 150 feet to an alley.

Being Lot No. 1123 and the Westerly 5 feet of Lot No. 1121, of Block No. 9, Plan No. 2, West Nashville, as of record in Book 57, Page 172, Register's Office of Davidson County, Tennessee.
Said part of Lot 1123 fronts 40 feet on the Northerly margin of Tennessee Avenue and extends back along 53rd Avenue North between parallel lines 150 feet to an alley and adjoins the original part of Lot 1123 as conveyed to Charles M. Wicks of record in Book 6862, Page 627, Register's Office for Davidson County, Tennessee, thereby creating a frontage on Tennessee Avenue of 85 feet, approximately.

Being the same property conveyed to Ribbon Cutters, Inc. by Warranty Deed from Charles M. Wicks, Sr. and Deena Michelle Hicklen, of record in Instrument No. 20150915-0093336, Register's Office for Davidson County, Tennessee. Ribbon Cutters, Inc. is one and the same as Ribbon Cutter, Inc.

This conveyance is subject to:
- Taxes for the year 2016 and thereafter.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 172, Register's Office for Davidson County, Tennessee.
- Subject to easements retained by the Metropolitan Government of Nashville Davidson County, Bill No. 080-348, Davidson County Clerk's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5212 Tennessee Avenue , Nashville, Tennessee 37209**.

AND THE GRANTOR, DOES HEREBY CONVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

BILL GARRETT, Davidson County
Trans:T20160025309 DEEDWARRSP
Recvd: 03/29/16 14:26 2 pgs
Fees:13.00 Taxes:1406.00
20160329-0029575

Witness my/our hand(s) this the 26 DAY OF MARCH, 2016.

Ribbon Cutters, Inc.

BY: _____
Michael Thomas
President

STATE OF Missouri

COUNTY OF St. Louis

Before me, the undersigned Notary Public, personally appeared MICHAEL THOMAS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the PRESIDENT of RIBBON CUTTERS, INC., the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as PRESIDENT.

Witness my hand and official seal, this the 28th of March, 2016.

Dennis M. Stahl
Notary Public

DENNIS M. STAHL
Notary Public - Notary Seal
State of Missouri, St Louis County
Commission # 13689592
My Commission Expires Mar 31, 2017

My Commission Expires: March 31, 2017

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: 615-383-2903