BILL GARRETT, Davidson County
Trans:T20160033864 DEEDQC
Recvd: 04/25/16 14:41 2 pgs
Fees:12.00 Taxes:0.00
20160425-0040074

This Instrument
Prepared By:

Joshua L. Hunter,
Attorney At Law
1104 Fatherland Street
Nashville, TN 37206
(615) 440-0545

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **REGAL HOMES CO., A TENNESSEE CORPORATION**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **KYLE REYNOLDS AND TAYLOR REYNOLDS, HUSBAND AND WIFE**, hereinafter called the Grantee, his/her/their heirs and assigns. A certain tract or parcel of land being the same property conveyed to Regal Homes Co., a Tennessee Corporation, of record as Document No. 20150811-0080193 in the Register's Office for Davidson County, Tennessee and is further described as:

Land in Davidson County, Tennessee, being Lot No. 23 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.

Being also known as 1322B Lischey Avenue Nashville, TN 37207.

IN WITNESS WHEREOF, we have hereunto set out hands on this 22 day of April, 2016.

REGAL HOMES CO.,
A Tennessee Corporation

Regal Homes

By: _____
Steve Reigle, VP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Steve Reigle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Vice President (or other officer authorized to execute the instrument) of Regal Homes Co., a Tennessee Corporation, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 22 day of April, 2016.

_____
Notary Public

My Commission Expires
12-18-19

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

AFFIDAVIT OF CONSIDERATION

Name and Address of Property Owner:	Person or Entity Responsible For Payment of Property Taxes:	Map & Parcel Number of Property Transferred:
Kyle and Taylor Reynolds 1322 B Lischey Ave Nashville, TN 37207	New Owner	Davidson County 071-15-0-537.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is Ten Dollars ($10.00), which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me 22 day of April, 2016.

Notary Public

My Commission Expires:

12-18-19

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY