WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of April, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Julie Hamilton State of Tennessee Notary Public Davidson County

BILL GARRETT, Davidson County
Trans:T20160035498 DEEDWARR
Recvd: 04/29/16 11:05 2 pgs
Fees:13.00 Taxes:1257.63
20160429-0042086

File No. 0001739

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1004 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL
William Hughes	Same as new owner	071-16-0-471.00
(NAME)	(NAME)	
1211 A Montgomery Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37207		
(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 **William Hughes and Maegen Hughes, husband and wife as joint tenants,** 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 No. 388 on the Plan of Oakwood Park of record in Plat Book 421, Page 12, 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 Regal Homes, Co., a Tennessee Corporation by Quitclaim deed from Regal Homes, Co., a Tennessee Corporation of record in Instrument No. 20151106-0113080 Register's Office for Davidson County, Tennessee, dated November 05, 2015 and recorded on November 06, 2015.

Being also a portion of the same property conveyed to Regal Homes, Co., a Tennessee Corporation by Warranty deed from Vera A. Hayes Hendren (formerly known as Vera A. Hayes) and Claude Jeffrey Hauden of record in Instrument No. 20150408-0030799 Register's Office for Davidson County, Tennessee, dated April 02, 2015 and recorded on April 08, 2015.

Being also a portion of the same property conveyed to Vera A. Hayes, an unmarried person by deed from Secretary of Housing and Urban Development of record in Book 8503, page 227, Register's Office for Davidson County, Tennessee, dated November 11, 1991 and recorded on December 06, 1991.

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 1211 A Montgomery Avenue, Nashville, TN 37207

(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 28th day of April, 2016.

Regal Homes Co.

Regal Homes

Steve Reigle
Its: Vice president

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, 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 himself/herself to be vice president of Regal Homes Co., a TN company, the within named bargainor, and that he/she as such vice president, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself/herself as vice president.

Witness my hand this 28th day of April, 2016.

Notary Public

My commission expires:

12/6/2016

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

