WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160036774 DEEDWARR
Recvd: 05/03/16 15:27 2 pgs
Fees:13.00 Taxes:1363.08

20160503-0043692

File No. 0001717

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$368,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON 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
Lori L Pierce	Waterstone Mortgage Corporation	091-02-0-313.00
(NAME)	(NAME)	
21 State Street	1321 Murfreesboro Pike, Ste 511	
(ADDRESS)	(ADDRESS)	
Mahwah, NJ 07430	Nashville, TN 37217	
(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 **Lori L Pierce, single woman,** 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 and being Lot No. 1415 of Block No. 50, Plan No. 2, West Nashville as of record in Book 57, Page 172, said Register's Office for Davidson County, Tennessee. Said Lot No. 1415 front 25 feet on the Northerly side of California Avenue and runs back between parallel lines 150 feet to an alley.

Being portion of the same property conveyed to Joseph M. Barrett, Trustee by Quitclaim Deed from Regal Homes Co. of record in Instrument No. 20150312-0021344, Register's Office for Davidson County, Tennessee, dated January 30, 2015 and recorded on March 12, 2015 and within the same deed the said Joseph M. Barrett, Trustee conveyed his interest in the subject property to Regal Homes Co.

Being portion of the same property conveyed to Joseph M. Barrett, Trustee by Quitclaim Deed from Regal Homes Co. of record in Instrument No. 20150312-0021356, Register's Office for Davidson County, Tennessee, dated January 30, 2015 and recorded on March 12, 2015 and within the same deed the said Joseph M. Barrett, Trustee conveyed his interest in the subject property to Regal Homes Co.

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 5506 B California Avenue, Nashville, TN 37209

(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 29th day of April, 2016.

Regal Homes Co.
Regal Homes
Steven D. Reigle, 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 Tennessee Corporation, 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 29th 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

JAMES CHRISTOPHER ESTES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES DECEMBER 6, 2016