WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $437,500.00.

Julie Hamilton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of May, 2016.

Julie Hamilton State of Tennessee Notary Public Davidson County

Notary Public

File No. 0001675

MY COMMISSION EXPIRES: 7.3.2017

(AFFIX SEAL)

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
David Malka	David Malka	094-01-0E-001.00
(NAME)	(NAME)	
713 A South 11th Street	10820 Fairbanks Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37206	Culver City CA 90230	
(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 **David Malka, 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 Unit No. 713A on the Plan of 713 South 11th Street Townhouses, a Horizontal Property Regime With Private Elements of record in Exhibit "B" of the Master Deed at Instrument No. 20151109-0113713, as amended in Instrument No. 20160414-0035629, 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 a portion of the same property conveyed to Regal Homes Co. by Warranty deed from Margaret F. McMurray and Sallie McMurray Simpson and William D. McMurray, III of record in Instrument No. 20150422-0036094 Register's Office for Davidson County, Tennessee, dated April 13, 2015 and recorded on April 22, 2015.

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 713 A South 11th Street, 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.

BILL GARRETT, Davidson County
Trans:T20160039906 DEEDWARR
Recvd: 05/12/16 15:30 2 pgs
Fees:13.00 Taxes:1618.75
20160512-0047615

Witness my hand this 9th day of May, 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 Tennessee 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 9th day of May, 2016.

Notary Public

My commission expires: 7/3/17

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Julie Hamilton
State of Tennessee Notary Public
Davidson County