WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $364,800.00.

Tabatha Edwards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of June, 2016.

Notary Public

MY COMMISSION EXPIRES: 12-18-19
(AFFIX SEAL)

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

File No. 0001648

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
Adam Blauvelt	New Owner	Part of 071-11-209.00
(NAME)	(NAME)	
1413 A Meridian Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160049941 DEEDWARR
Recvd: 06/13/16 15:19 2 pgs
Fees:13.00 Taxes:1349.76
20160613-0059754

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 **Adam Blauvelt and wife Frances Blauvelt,** 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. 371 on the Plan of Plat of The Highland Land Co's 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 Regal Homes Co., a Tennessee Corporation by Quitclaim Deed from Regal Homes Co., a Tennessee Corporation, of record in Instrument No. 20160125-0007019, Register's Office for Davidson County, Tennessee, dated January 25, 2016 and recorded on January 25, 2016.

Being a portion of the same property conveyed to Regal Homes Co. by Warranty Deed from Johnny Daniel, Jr., of record in Instrument No. 20151209-0124092, Register's Office for Davidson County, Tennessee, dated December 8, 2015 and recorded on December 9, 2015.

Being a portion of the same property conveyed to John Chester Daniel and wife, Lola E. Daniel by deed dated August 4, 1943 from E. S. Hertzka and wife, Hattie M. Hertzka, of record in Book 1274, Page 265, Register's Office for Davidson County, Tennessee. The said Lola E. Daniel now known as Lola E. Daniel Cook having conveyed her one-half undivided interest in the subject property to John Chester Daniel by Quitclaim Deed dated December 9, 1948, of record in Book 1676, Page 293, said Register's Office. The said John Chester Daniel having since remarried to Virginia Watts Daniel. Title to the subject property was divested out of John Chester Daniels and into Virginia Watts Daniels by decree dated May 5, 1960, of record in Book 3157, Page 409, said Register's Office. The said Virginia Watts Daniel having since died, and by her Last Will and Testament of record in Instrument No. 20040726-0088945, said Register's Office, devised the subject property to Norma Jean Daniel and husband, Johnny Daniel, Jr. The said Norma Jean Daniel having died on June 16, 2006, the property became vested in Johnny Daniel, Jr. as surviving tenant by the entirety.

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 1413 A Meridian Street, 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 10th day of June, 2016.

Regal Homes Co.

By: Steve 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 Inc., 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 10th day of June, 2016.

Notary Public

My commission expires: 12-19-19

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206