Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr. Suite 290
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20160068612 DEEDWARR
Recvd: 08/08/16 16:04 2 pgs
Fees:13.00 Taxes:338.55
20160808-0082491

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 5th day of August, 2016

Notary Public
Commission Expires:

TIARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Chukwudi Echetebu 5510 Country Drive, #12 Nashville, TN 37211	New Owner	162-09-0A-012.00 CO

WARRANTY DEED

FOR AND IN 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/WE,

Regale Properties, LLC, a Tennessee series limited liability company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Chukwudi Echetebu, a single person and Lamin Bangura, a married person, as joint tenants with full rights of survivorship

HEREINAFTER CALLED THE GRANTEES, 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. 12, Building 2, in a Horizontal Property Regime as shown on the Plan of Hickory Valley Condominiums, Phase 2, of record in Plat Book 4460, Page 133, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

This conveyance is made subject to all provisions, including without limitation all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed and By-Laws for Hickory Valley Condominiums, Phase 2 of record in Book 4659, Page 32, as amended in Book 4937, Page 429, said Register's Office; the By-Laws for the administration of the building, easements, rights and interest in favor of other unit members and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the condominium and buildings thereon, and also subject to the provisions and requirements of the laws of the State of Tennessee, respecting the establishment and maintenance of a condominium and particularly Section 64-2701 et seq. of the Tennessee Code Annotated.

BEING the same property conveyed to Regale Properties, LLC, a Tennessee series limited liability company, Series No. 1603, by Quitclaim Deed from Lauren Hartstern and Stephen C. Hartstern, dated 12/30/15 and recorded 12/31/15 in Instrument No. 20151231-0131382, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5510 Country Drive, #12, Nashville, TN 37211.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 5th day of August, 2016.

Regale Properties, LLC

Lauren Hartstern, manager

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public in and for said County and State, personally appeared Lauren Hartstern with whom I am personally acquainted and who, upon oath acknowledged herself to be a manager of Regale Properties, LLC, the within named bargainor, a corporation and that she as such manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as member.

Witness my hand and official seal at Brentwood, Tennessee this 5th day of August, 2016.

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Notary Public
My Commission Expires: 3/24/17

(Notary Seal)