BILL GARRETT, Davidson County
Trans:T20160069592 DEEDWARR
Recvd: 08/11/16 10:38 2 pgs
Fees:13.00 Taxes:1406.00

20160811-0083573

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of August, 2016. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY:
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS
Regal Development, LLC	Same as New Owner	072-10-0T-001.00; 091-02-0-603.00
(NAME) 290 Ed Harris Rd.	(NAME) New Owner	
(ADDRESS) Ashland City, TN 37015	(ADDRESS)	
(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, **Dan Reigle and Tina Reigle, husband and wife, Steven Reigle and Stacy Reigle,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Regal Development, LLC, a Tennessee limited liability company,** 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:

Parcel I:
Land in Davidson County, Tennessee, being Lot Unit 2905A, 2905 DAVIS STREET TOWNHOUSES, as shown on plat of record in Instrument No. 20151014-0104477 (Master Deed), in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Dan Reigle, and wife, Tina Reigle, Steven Reigle and Stacy Reigle to Dan Reigle and wife, Tina Reigle, Steven Reigle and Stacy Reigle, as joint tenants with common law rights of survivorship as recorded on the 27th day of January, 2015 in Instrument No. 20150127-0007790; Quitclaim Deed from Regal Homes Co., a Tennessee corporation to Dan Reigle and wife, Tina Reigle to Steven Reigle and Stacy Reigle as recorded on the 18th day of November, 2014 in Instrument No. 20141118-0106381 and Warranty Deed from Carol Ann Childress to Regal Homes Co. a Tennessee Corporation as recorded on the 2nd day of October, 2013 in Instrument No. 20131002-0103219, in the Register's Office of Davidson County, Tennessee.

For informational purposes only: 2905 A Davis Street, Nashville, TN 37216
Map/Parcel ID: 072-10-0T-001.00 CO

Parcel II:
Land in Davidson County, Tennessee, being Lot 6, BLOCK "10", CHEROKEE PARK, as shown on plat of record in Plat Book 161, Page 75, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Dan Reigle and wife, Tina Reigle, Steven Reigle and Stacy Reigle to Dan Reigle and wife, Tina Reigle, Steven Reigle and Stacy Reigle, as joint tenants with common law rights of survivorship, as recorded on the 27th day of January, 2015 in Instrument No. 20150127-0007793; Quitclaim Deed from Regal Homes Co., a Tennessee corporation to Dan Reigle and wife, Tina Reigle, for life, with the remainder to Steven Reigle and Stacy Reigle, as recorded on the 18th day of November, 2014 in Instrument No. 20141118-0106380 and Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee to Regal Homes Co., as recorded on the 12th day of November, 2013 in Instrument No. 20131112-0116520, in the Register's Office of Davidson County, Tennessee.

For informational purposes only: 6105 Pennsylvania Avenue, Nashville, TN 37209
Map/Parcel ID: 091-02-0-603.00

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.

This property was not a marital residence of any of the Grantors herein.

unimproved ☐
This is improved ☒ property, known as 2905 A Davis St., Nashville, TN 37216 6105 Pennsylvania Ave., 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 9th day of August, 2016.

Dan Reigle

Tina Reigle

Steven Reigle

Stacy Reigle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Dan Reigle, Tina Reigle, Steven Reigle, and Stacy Reigle, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 9th day of August, 2016.

Notary Public

My commission expires:

12/6/2016

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

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206