File Box 8

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of August, 2016

Notary Public
Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

BILL GARRETT, Davidson County
Trans:T20160071219 DEEDWARR
Recvd: 08/16/16 14:39 2 pgs
Fees:13.00 Taxes:466.20
20160816-0085481

Address of New Owner	Send Tax Bills To:	Map & Parcel
Nick Ferreira 5601 Country Drive, #212 Nashville, TN 37211	2013 Brewster Drive Franklin, TN 3706	162-09-0B-010.00 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

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

Nick Ferreira and Mary Sachse, husband and wife

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 Townhouse No. 212, Building No. 17, including the garage, in Hickory Valley Condominiums, a Horizontal Property Regime, in Nashville, Tennessee, as shown on the 4th Revised Site Plan of Hickory Valley Condominiums, Phase 3, of record in Book 5200, Page 131, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Regale Properties, LLC, by Quitclaim Deed from Lauren Catherine Hartstern and Stephen C. Hartstern, dated 12/30/15 and recorded 12/31/15 in Instrument No. 20151231-0131383; and being the same property previously conveyed to Lauren Catherine Hartstern, unmarried, and Stephen C. Hartstern, married, as joint tenants with right of survivorship, by Quitclaim Deed from Lauren Catherine Hartstern, unmarried, dated 7/27/12 and recorded 7/30/12 in Instrument No. 20120730-0067158; and being the same property previously conveyed to Lauren Catherine Hartstern, unmarried, by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., dated 9/21/11 and recorded 9/22/11 in Instrument No. 20110922-0073387, Register's Office for Davidson County, Tennessee. Power of Attorney for Stephen C. Hartstern of record in Instrument No. 20151229-0130772, said Register's Office.

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: 5601 Country Drive, #212, 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 15th day of August, 2016.

Regale Properties, LLC

Member

By: Lauren Hartstern, Member

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 member of Regale Properties, LLC, the with named bargainor, a corporation, and that she as such member, 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 15th day of August, 2016.

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Notary Seal)

Notary Public
My Commission Expires: 1/13/20