BILL GARRETT, Davidson County
Trans: T20160078242 DEEDWARR
Recvd: 09/07/16 11:10 2 pgs
Fees: 13.00 Taxes: 1369.00
20160907-0093940

WARRANTY DEED

Bonnie L Wigley
State of Tennessee Notary Public
Rutherford County

File No. 0002114

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2016.

Notary Public

MY COMMISSION EXPIRES: SEPTEMBER 25, 2019

(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
Austin Augsburger	Peoples Home Equity	091-06-Z-200.00-CO
(NAME)	(NAME)	
6001 B Pennsylvania Avenue	2494 N Mt Juliet Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37209	Mt Juliet TN 37122	
(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 **Austin R. Augsburger, an unmarried man, and Ellis Ray Augsburger, a married man, as joint tenants with rights of survivorship,** 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 B, 6001 Pennsylvania Avenue Townhouses, as shown in the Declaration of Covenants, Conditions and Restrictions for 6001 Pennsylvania Avenue Townhouses, of record in Instrument No. 20160822-0087594, 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 Steve Alan Brown (aka Steve A. Brown) and wife, Carolyn Gale Brown of record in Instrument No. 20141119-0106778 Register's Office for Davidson County, Tennessee, dated November 18, 2014 and recorded on November 19, 2014.

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 and paid at closing; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 6001 B Pennsylvania Avenue, 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 31st day of August, 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 to be Vice President of Regal Homes Co., a Tennessee Corp, the within named bargainor, and that he 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 31st day of August, 2016.

Notary Public

My commission expires: 11-5-19

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206