WARRANTY DEED	STATE OF TENNESSEE, COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of August, 2016. Notary Public
File No. 0002079	MY COMMISSION EXPIRES: 12/6/2016 (AFFIX SEAL)

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

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
Regal Development, LLC	New Owner	072-09-4B-001.00 CO &
(NAME) 290 Ed Harris Rd.	(NAME)	091-07-391.00
(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, **Regal Homes Co., a Tennessee Corporation,** 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, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL(S) OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

PARCEL I:

Land in Davidson County, Tennessee, being Unit 922A, 922 CAROLYN AVENUE TOWNHOMES, as shown in Master Deed of record in Instrument No. ~~20160203-0011489~~, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property. * 20160822-0087596

Being part of the same property conveyed by Warranty Deed from Richard V. Beazley to Regal Homes Co. as recorded on the 15th day of June, 2015 in Instrument No. 20150615-0056693, as corrected at Instrument No. 20160205-0011304, Register's Office for Davidson County, Tennessee.

Being also part of the same property conveyed by Quitclaim Deed from Linda Beazley Anderson to Richard V. Beazley as recorded on the 11th day of October, 2010 in Instrument No. 20101011-0081377, Register's Office for Davidson County, Tennessee.

PARCEL II:

Land in Davidson County, Tennessee, being Lot 1, RE-SUBDIVISION OF PART OF A CLOSED AVENUE ON THE MAP OF PLAN ON. 2 OF WEST NASHVILLE, as shown on plat of record in Instrument No. 20150205-0011094, 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 Warranty Deed (of correction) from Katie Mehaffey (FKA Katie Elliston) and Brad Mehaffey, wife and husband to Regal Homes Co., a Tennessee corporation, as recorded on the 16th day of August, 2016 in Instrument No. 20160816-0085506, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20160078491 DEEDWARR
Recvd: 09/07/16 15:18 2 pgs
Fees:13.00 Taxes:1443.00
20160907-0094248

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 922 A Carolyn Ave., Nashville, TN 37206 & 5216 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 30th day of August, 2016.

Regal Homes Co., a Tennessee Corporation

By:

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 corporation, 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 30th 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