RECORD AND RETURN TO:
Magnolia Title & Escrow, Inc.
1104 Fatherland St.
Nashville, TN 37206

BILL GARRETT, Davidson County
Trans:T20160085423 DEEDQC
Recvd: 09/28/16 15:41 2 pgs
Fees:13.00 Taxes:1017.50
20160928-0102480

QUITCLAIM DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF SEPT, 2016.

NOTARY PUBLIC

My commission expires: 12/6/2016

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

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Regal Development, LLC 290 Ed Harris Rd. Ashland City, TN 37015	Same as New Owner	091-15-0-013.00

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), the undersigned, **Dan Reigle and Tina Reigle, husband and wife, Steven Reigle, and Stacy Reigle,** hereinafter called the Grantor(s), have quitclaimed and sold and by these presents do hereby remise, release and quitclaim unto **Regal Development, LLC, a Tennessee limited liability company,** its successors and assigns, all their right, title and interest in that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being a Tract of land in the 24th Council District of Davidson County and a portion of that property conveyed to Jean M. Sexton in Deed Book 291, page 438, R.O.D.C.T and depicted on Metro Tax Map 91-15 as Parcel 13.00 being more accurately described as follows:

Beginning at an iron pin in the westerly margin of 54th Avenue North, said pin being the most southeast corner of this tract and a common corner to Lot 1 of the A.C. Wakefield property (PB 4060, Page 25, R.O.D.C.T); thence with the northerly line of said Lot 1, South 79 degrees 04 minutes 31 seconds West 200.00 feet (incorrectly listed as 150.00 feet in multiple prior deeds and prior easement agreement) to an iron pin; thence North 10 degrees 39 minutes 37 seconds West 57.56 feet to an iron pin; thence North 79 degrees 04 minutes 31 seconds East 200.00 feet (incorrectly listed as 150.00 feet in multiple prior deeds and prior easement agreement) to an iron pin in said westerly margin; thence with the same, South 10 degrees 39 minutes 37 seconds East 57.56 feet to the point of beginning, containing 0.198 acres more or less.

Being a portion of the same property conveyed to Dan Reigle, Tina Reigle, Steven Reigle, and Stacy Reigle by Deed from Dan Reigle, Tina Reigle, Steven Reigle, and Stacy Reigle, dated 1/27/2015, recorded 1/27/2015, and appearing of record at Instrument No. 20150127-0007792, Register's Office for Davidson County, Tennessee. *See also*: Quitclaim Deed to correct measurements in legal of record at Instrument No. 20160822-0087590, Register's office for Davidson County, Tennessee.

This property is more commonly known as 307 A 54th Ave., Nashville, TN 37209.

This property was not a marital residence of any Grantor herein.

WITNESS OUR HAND, this 28 day of September 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 and Tina Reigle, husband and wife, 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 28 day of September, 2016.

Notary Public

My commission expires:

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