Davidson County	DEEDWARR
Recvd: 11/21/16 15:55	4 pgs
Fees:23.00 Taxes:2164.50	
20161121-0122927	

#33342

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th day of November, 2016.

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

EILEEN K. HOSKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2018

File No. TE0002390

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
Blind Akrawi	NEW OWNER	083-13-0-089.00
(NAME)	(NAME)	
310 South 11th Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37206		
(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 **Blind Akrawi, a married man,** 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 Lot No. 7 on the Plan of Hanner's Subdivision in East Nashville, as of record in Plan Book 2, Page 43, Chancery Court at Nashville.

Said Lot No. 7 fronts 50 feet on the Westerly side of 11th Street, formerly South Avenue, and runs back between parallel lines Westerly 205 feet, more or less, to an alley in rear.

Being the same property conveyed to Regal Homes Co. by Warranty Deed from Walter A. Keller, Sr., Barbara J. King, Lisa Elaine Byrum and Regina Denise King, recorded on the 6th day of April, 2015 in Instrument No. 20150406-0029508, in the Register's Office of Davidson County, Tennessee.

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.

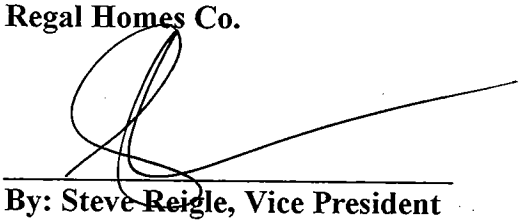
unimproved ☐
This is improved ☒ property, known as 310 South 11th Street, Nashville, TN 37206

(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 18th day of November, 2016.

Regal Homes Co.



By: Steve Reigle, Vice President

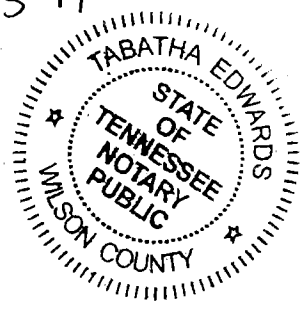
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 Corporation, 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 as Vice President.

Witness my hand this 18th day of November, 2016.

Tabatha Edwards
Notary Public

My commission expires: 11-5-19



RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

True Copy Certification

I, GEORGE E. MUDTER JR., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

