G#29257-2 BOX #14

PREPARED BY WHITE, REGEN & GARTON, PLC, P. O. BOX 190, DICKSON, TN 37056

WRG-2019 Map 117-10-0-028.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Million and No/100 Dollars ($1,000,000.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, **Elizabeth M. Regen**, married, have bargained and sold, and by these presents do transfer and convey unto **Sandra L. Knox** (the "Grantee"), her heirs and assigns, the real property described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title, and interest thereto belonging, to the Grantee, her heirs and assigns, forever.

AND I DO COVENANT with the Grantee that I am lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise disclosed by the public records of Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and forever defend the title to the Property to the Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Eugene M. Regen, Jr., the spouse of Elizabeth M. Regen, executes this instrument and joins herein for the purpose of conveying any and all right, title and interest he may have in and to the Property.

IN WITNESS WHEREOF, we have hereunto set our hands this 9th day of December, 2016.

BILL GARRETT, Davidson County
Trans:T20160109256 DEEDWARR
Recvd: 12/13/16 09:58 4 pgs
Fees:23.00 Taxes:3700.00
20161213-0130432

Elizabeth M. Regen
Elizabeth M. Regen

Eugene M. Regen, Jr.
Eugene M. Regen, Jr.

STATE OF TENNESSEE

COUNTY OF DICKSON

Personally appeared before me, the undersigned, a notary public in and for said state and county, the within named Elizabeth M. Regen, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Dickson, Tennessee, this 9th day of December, 2016.

Melinda D. Bradford
Notary Public

MELINDA D. BRADFORD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMMISSION EXPIRES 03-24-2020

My Commission Expires: 03-24-2020

STATE OF TENNESSEE

COUNTY OF DICKSON

Personally appeared before me, the undersigned, a notary public in and for said state and county, the within named Eugene M. Regen, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Dickson, Tennessee, this 9th day of December, 2016.

Melinda D. Bradford
Notary Public

My Commission Expires: 03-24-2020

MELINDA D. BRADFORD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON MY COMMISSION EXPIRES 03-24-2020

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $1,000,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Kathy Goodson
Affiant

Subscribed and sworn to before me this 12th day of December, 2016.

Anna Agee
Notary Public

My Commission Expires: 5-8-18

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS OF NEW OWNER(S)
AND SEND TAX BILLS TO:

Ms. Sandra L. Knox

4117 Hillsboro Pike, Ste 103-329

Nashville, TN 37215

WRG-2019

EXHIBIT A

Description of Property

Land in Davidson County, Tennessee, being Lot No. 13 of Block No. 4 on the Plan of Woodmont Estates, as of record in Book 974, page 29, Register's Office for said county. Said Lot No. 13 fronts 202.2 feet on the easterly side of Echo Hill Road and runs back 420.3 feet on the northerly line and 376 feet on the southerly line to the westerly line of Lot No. 16, measuring 141.2 feet thereon.

Being the same property conveyed to Eugene M. Regen, Jr., and wife, Elizabeth M. Regen, by deed from Robert C. Hilton and wife, Cecelia C. Hilton, dated April 6, 1966, and of record in Book 4003 at page 268 in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to Elizabeth M. Regen by quitclaim deed from Eugene M. Regen, Jr., dated June 22, 1999, and of record in Book 11547 at page 381 in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

Exceptions

The Property is subject to the following:

1. The matters appearing on the plat of Woodmont Estates of record in Book 974 at page 29 in the Register's Office of Davidson County, Tennessee.

2. The right-of-way of Echo Hill Road, to the extent any portion of the Property lies therein.

3. An Easement as set forth in instrument of record in Book 1108 at page 371 in the Register's Office of Davidson County, Tennessee.

4. The Charter for Woodmont Estates Neighborhood Association of record in Book 8081 at page 687 in the Register's Office of Davidson County, Tennessee.