WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170009528 DEEDWARR
Recvd: 02/01/17 13:41 2 pgs
Fees:13.00 Taxes:1350.50
20170201-0010791

File No. TE0002574

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

Amanda Minor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of January, 2017.

Notary Public

MY COMMISSION EXPIRES: 4/2/2018
(AFFIX SEAL)

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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
Richard Clayton Johnson and Rebecca Sledge Johnson	New Owner	P/O 072 09 0 335.00
(NAME) 922 B Carolyn Ave	(NAME) 922 B Carolyn Ave.	
(ADDRESS) Nashville, TN, 37216	(ADDRESS) Nashville, TN 37216	
(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 **Richard Clayton Johnson and wife, Rebecca Sledge Johnson,** 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 922B, 922 Carolyn Avenue Townhomes, as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160822-0087596, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being a portion the same property conveyed to Regal Homes Co. by Warranty Deed from Richard V. Beazley, recorded on the 15th day of June, 2015 at Instrument No. 20150615-0056693, and corrected at Instrument No. 20160205-0011304, 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 2017 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 922 B Carolyn Ave, Nashville, TN 37216

(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 January, 2017.

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/herself to be Vice President of Regal Homes Co., a Tennessee Co., 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 January, 2017.

Tabatha Edwards
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