Fearnley, Martin & McDonald, PLLC

This instrument prepared by & return to:

25 Century Blvd, Suite 402
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 04/24/17 16:16 3 pgs
Fees:18.00 Taxes:277.50
20170424-0040169

WARRANTY DEED

THIS INDENTURE made and entered into this 21st day of April, 2017, by and between Destin W Weishaar, by Memorie White, Attorney In Fact, unmarried, party of the first part, and Regal Homes, Co., a Tennessee For Profit Corporation, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee being Unit B, of that Declaration of Covenants, Conditions and Restrictions for Homes at 1705 Tammany Drive, a Horizontal Property regime with Private Elements recorded at Instrument Number 20170315-0025460, in the Register's Office of Davidson County, Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of Homes at 1705 Tammany Drive, a Horizontal Property Regime with Private Elements, contained in the said Declaration, the Plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20170315-0025460, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being all or part of the same property conveyed to Destin W. Weishaar by virtue of that certain Warranty Deed dated July 18, 2005, and being of record at Instrument No. 20050809-0093986 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Instrument Number 20170315-0025460 in said Register's Office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Destin W Weishaar by Memorie White Attorney in Fact

Destin W Weishaar, by Memorie White, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of April, 2017, before me personally appeared Memorie White, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Destin W Weishaar and acknowledged that she executed the same as the free act and deed of the said Destin W Weishaar.

WITNESS my hand and official seal at office this 21st day of April, 2017.

Notary Public

My Commission Expires: _____

VENNIKKIA CUNNIGHAM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9/15/2019

Property Owner & Address:	Regal Homes, Co. 119 Cumberland Street Ashland City, TN 37015
Tax Parcel No	07216011700
Property Address:	1705B Tammany Dr. Nashville, TN 37206
MAIL TAX BILLS TO:	Owner at Owner's Address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $75,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 21st day of April, 2017.

Notary Public

My Commission Expires:_____

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 5-15-2019

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19.

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019