Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

17-0136

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170043154 DEEDWARR
Recvd: 05/22/17 09:54 2 pgs
Fees:13.00 Taxes:1509.60
20170522-0050355

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $408,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of May, 2017.

Notary Public

MY COMMISSION EXPIRES: 9-10-20
(AFFIX SEAL)

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

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
Natalie Hannigan and Andrew Hannigan	Access National Mortgage, a Division of Access Nat'l Bank	
(NAME)	(NAME)	
1315 Stainback Avenue	1800 Robert Fulton Dr. Ste 350	
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37207	Reston, VA 20191	71-15-216.00
(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 Development, LLC**, a Tennessee limited liability company HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Natalie Hannigan and Andrew Hannigan, wife and husband,** 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:

Lot 102, PLAT OF THE HIGHLAND LAND CO.'s SUBDIVISION, as shown on plat of record in Plat Book 421, Page 14, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed at Quit Claim Deed of record at Instrument No. 20160908-0094629 and a portion of the property conveyed at Warranty Deed of record at Book 2154, Page 457, Quit Claim Deed of record at Instrument No. 20031212-0178194, Quit Claim Deed of record at Instrument No. 20090514-0044510, Warranty of record at Instrument No. 20160208-0011951, and Quit Claim Deed of record at Instrument No. 20160218-0015464, all of record 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 between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1315 Stainback Avenue, Nashville, TN 37207
(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 8th day of May, 2017.

Regal Development, LLC

By: Steve Reigle, Authorized Member

STATE OF TENNESSEE
COUNTY OF Cheatham

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 Authorized Member of Regal Development, LLC, a Tennessee LLC, the within named bargainor, and that he as such Authorized Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself as Authorized Member.

Witness my hand this 8th day of May, 2017.

Notary Public

My commission expires: Oct 30 2017

LINDA SANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires OCT. 30, 2017

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206