BILL GARRETT, Davidson County
Trans: T20170065282 DEEDQC
Recvd: 07/31/17 10:24 2 pgs
Fees: 12.00 Taxes: 0.00
20170731-0077184

THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC
P. O. Box 527
140 North Main Street
Goodlettsville, Tennessee 37070

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel
ANDREW C. FLOYD 1609A Cahal Avenue Nashville, TN 37206	Same	072-14-OU-001.00 CO

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **REGAL HOMES CO., a Tennessee Corporation,** by these presents does hereby quitclaim and convey unto **ANDREW C. FLOYD, unmarried,** his successors and assigns, any right title and interest Grantor may have in the following described tract of land in Davidson County, Tennessee:

Being Unit A, of 1609 Cahal Avenue Townhomes, as set out in the Declaration of Covenants, Conditions and Restrictions for 1609 Cahal Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument Number 20140602-0047170, as amended in Instrument No. 20150507-0041931 and Instrument No. 20160304-0020999, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete description thereof.

Being a portion of the same property conveyed to Regal Homes Co. by Warranty Deed from Maxwell House Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20141217-0115297 Register's Office for Davidson County, Tennessee, dated December 05, 2014 and recorded on December 17, 2014.

This Quitclaim Deed is being made for correction of an error in a certain Warranty Deed to Andrew C. Floyd where by the legal description incorrectly referred to the Declaration of record as Instrument No.: 20140602-0047170 as opposed to the Amended Declarations.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ -0-

Subscribed and sworn to before me
this 28th day of July, 2017.

Affiant

My Commission Expires:

(Affix Seal)

RHONDA GROVES SOECHTING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM
MY COMMISSION EXPIRES JANUARY 30, 2021

Rhonda Groves Soechting
Notary Public

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness my hand this 26th day of July, 2017, the bargaining parties, having caused our names to be signed hereto on said day and date.

REGAL HOMES CO.
a Tennessee Corporation

BY: _____
STEVEN REIGLE

TITLE: Owner/Vice President

STATE OF TENNESSEE
COUNTY OF Cheatham

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Steven 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 Owner/Vice-President (or other officer authorized to execute the instrument) of Regal Homes Co., the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Owner/Vice-President (or other authorized officer).

Witness my hand, at office, this 26th day of July, 2017.

_____
NOTARY PUBLIC

My Commission Expires: 10-30-2017

LINDA SANDERS
NOTARY PUBLIC
OF
TENNESSEE
CHEATHAM COUNTY

My Commission Expires OCT. 30, 2017