BILL GARRETT, Davidson County
Trans:T20170073714 DEEDWARR
Recvd: 08/24/17 10:00 2 pgs
Fees:13.00 Taxes:536.50
20170824-0086980

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$145,000.00** (One Hundred Forty Five Thousand).

AFFIANT

Subscribed to and sworn before me this 23rd day of August, 2017.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (NOTARY SEAL)
My Commission Expires SEPT. 7, 2020

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Regal Properties, Inc. 26 Inveraray Nashville, TN 37215-4129	SAME AS NEW OWNER	092160H10800CO

WARRANTY DEED

FOR AND IN 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/WE, **LAURA LUCI DECK, UNMARRIED,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **REGAL PROPERTIES, INC**, HEREINAFTER CALLED THE **GRANTEE(S),** 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 108, University House Condominiums, as established under Master Deed of record in Instrument No. 20070418-0046460, amended at Instrument No. 20070521-0060541, in the Register's Office Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Laura Deck and spouse, Eugene Pistilli by deed from William D. Hadley, Jr., of record in Instrument No. 20081120-0114331 and further conveyed to Laura Luci Deck by deed from Eugene Thomas Pistilli of record in Instrument No. 20120403-0028110, dated February 13, 2012 and recorded April 3, 2012, Register's Office for Davidson County, Tennessee. Laura Deck and Laura Luci Deck are one and the same person.

Being also known as 806 18th Avenue South #108, Nashville, Tennessee 37203.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **806 18TH AVENUE SOUTH #108** **NASHVILLE, TN 37203**

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), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this 23rd day of August, 2017

Laura Luci Deck

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 23rd day of August, 2017, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Laura Luci Deck** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 23rd day of August, 2017.

Notary Public

KEREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Commission Expires: My Commission Expires SEPT. 7, 2020