# WARRANTY DEED

Bill Garrett Davidson County
Batch# 4801 DEEDWARR
09/26/2017 09:15:02 AM 2 pgs
Fees: $13.00 Taxes: $481.00

20170926-0098272

File No. TE0003381

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

R Waters
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of September, 2017.

Tabatha Edwards
Notary Public

MY COMMISSION EXPIRES: 11-5-19
(AFFIX SEAL)

**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 |
|---|---|---|
| Jorge Lopez | NEW OWNER | 092-01-0-060.00 |
| (NAME) | (NAME) | |
| 109 Sunshine Ct | | |
| (ADDRESS) | (ADDRESS) | |
| Antioch Tn 37013 | | |
| (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., a Tennessee Corporation,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jorge Lopez,** _____, 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 part of Block 33 on the unrecorded part of Midway, said part of said Block 33 is shown on the map of Long Ashworth's Subdivision of certain blocks in Midway of record in Book 57, Page 116, Register's Office for said county.**

**Said part of said Block fronts 50 feet on the easterly side of 33rd Avenue North and runs back between parallel lines, parallel to and 100 feet north of Dawn Avenue, 150 feet to an alley**

**Being the same property conveyed to Regal Homes Co., a Tennessee Corporation, by Deed from Edward Burley, a single man, dated 9/20/2017, recorded** 9/22/17 **, and appearing of record in Instrument No.** 20170922-0097580 **, Register's Office for Davidson County, Tennessee.**

**Being the same property conveyed to Edward Burley, by Quit Claim Deed from Doris L. Burley, dated November 13, 1998, recorded November 16, 1998 in Book 11205, Page 915.**

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 1104 33rd Ave N, Nashville, TN 37209

(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 22nd day of September, 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 to be Vice President of Regal Homes Co., a Tennessee Corporation, the within named bargainor, and that he as such Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself as Vice President.

Witness my hand this 22nd day of September, 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