30089-9

Box 14

WARRANTY DEED
Bill Garrett Davidson County
Batch# 8989 **DEEDWARR**
10/05/2017 01:29:28 PM 2 pgs
Fees: $13.00 Taxes: $1,702.00

20171005-0102495

File No. TE0003326

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of October, 2017.

Notary Public

MY COMMISSION EXPIRES: 5-8-18
(AFFIX SEAL)

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Jackson Sisk and Shannon Sisk	Franklin Synergy Bank	091-02-0-603.00
(NAME)	(NAME)	
6105 Pennsylvania Ave	722 Columbia Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37209	Franklin, TN 37064	
(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 **Jackson Sisk and Shannon Sisk, husband and wife,** 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 Lot 6, BLOCK "10", CHEROKEE PARK, as shown on plat of record in Plat Book 161, Page 75, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of land conveyed to Regal Development, LLC, a Tennessee limited liability company, by Warranty Deed from Dan Reigle and Tina Reigle, husband and wife, Steven Reigle and Stacy Reigle, dated August 9, 2016, recorded August 11, 2016 in Instrument No. 20160811-0083573.

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 6105 Pennsylvania Ave, 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 3rd day of October, 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 Limited Liability Company, 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 3rd day of October, 2017.

Notary Public

My commission expires: Oct 30, 2017

LINDA SANDLIN STATE TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

My Commission Expires OCT. 30, 2017

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206