RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

Bill Garrett Davidson County
Batch# 14394 DEEDWARR
10/17/2017 11:44:06 AM 4 pgs
Fees: $23.00 Taxes: $1,664.63
20171017-0106310

This Instrument Prepared By:

C. Tucker Herndon, Esq.,
Burr & Forman LLP
511 Union Street, Ste. 2300
Nashville, Tennessee 37219

GENERAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*
Armando P. Staley and Ashley Staley 6009A Pennsylvania Avenue Nashville, Tennessee 37209	Same
Map(s) & Parcel No(s).: 091-02-41-003.00	

THIS **GENERAL WARRANTY DEED** is made as of the 13 day of October, 2017, between **REGAL DEVELOPMENT, LLC**, a Tennessee limited liability company, as grantor and being the "Grantor", and **ARMANDO P. STALEY** and **ASHLEY STALEY**, husband and wife, as grantee and being collectively, the "Grantee":

WITNESSETH

THAT SAID GRANTOR, for and in consideration of the sum of TEN NO/100 ($10.00) DOLLARS, and other good and valuable consideration, to it in hand paid by said Grantee, the receipt of which is hereby acknowledged, has granted, bargained, transferred, sold and conveyed, and does by these presents grant, bargain, sell, transfer and convey unto Grantee, the real property described as follows:

Land in Davidson County, Tennessee, being Unit 6009A, 6009 Penssylvania Avenue Townhomes, as established by Declaration of Covenants, Conditions, and Restrictions of 6009 Pennsylvania Avenue Townhomes, as shown on plat of record in Instrument No. 20170912-0093267 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Regal Homes, CO., by deed from Gina B. Johnson of record as Instrument No. 20151120-0117924 said Register's Office. Being a portion of the same property conveyed to Regal Homes

Co., by deed from Charles Shelton, married, and Gina B. Johnson, unmarried, of record as Instrument No. 20160120-0005906, said Register's Office. Further being a portion of the same property conveyed to Regal Development, LLC by deed from Regal Homes Co., of record as Instrument No. 20160928-0102472, said Register's Office. Further being a portion of the same property conveyed to Regal Development, LLC by deed from Regal Development, LLC of record as Instrument No. 20170912-0093265, said Register's Office.

This is improved property known as 6009A Pennsylvania Avenue, Nashville, Davidson County, Tennessee.

TOGETHER with all easements, hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein, including homestead.

TO HAVE AND TO HOLD the same unto the Grantee, their heirs and representatives, forever. **AND** said Grantor, for itself and its successors and assigns, does hereby covenant with said Grantee, their heirs and representatives, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all liens and encumbrances and that it will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever; provided, however, this conveyance is made subject only to (i) the matters set forth on Exhibit "A" attached and incorporated herein by reference and (ii) 2017 taxes which shall be prorated as of the date of closing and which Grantee assumes and agrees to pay.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, or the masculine, feminine or neuter gender, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder has caused this instrument to be executed as of the day and year first above written.

GRANTOR:

REGAL DEVELOPMENT, LLC
a Tennessee limited liability company

By:_____
Steve Reigle, President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named 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 the President of Regal Development, LLC the within named bargainor, and that he, as such officer, executed the within instrument for the purposes therein contained on behalf of such LLC.

WITNESS my hand and official seal at office this 16 day of October, 2017.

Notary Public

My Commission Expires: 8-20-2019

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $449,900.00.

Affiant

Subscribed and sworn to before me this 16 day of October, 2017.

Notary Public

My Commission Expires: 8-20-2019

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT "A"

1. Matters shown on the Plan of record in Plat Book 5210, page 304, Register's Office for Davidson County, Tennessee.

2. Declaration of Covenants, Conditions, and Restrictions of 6009 Pennsylvania Avenue Townhomes, as shown on plat of record as Instrument No. 20170912-0093267, said Register's Office.