File Box 8

**WARRANTY DEED**

Bill Garrett Davidson County
Batch# 38950 **DEEDWARR**
12/18/2017 03:22:32 PM 2 pgs
Fees: $13.00 Taxes: $1,183.63

20171218-0128856

File No. TE0003575

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 14, 2018

**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 |
|---|---|---|
| Andrew M. Day and Kelsey G. Day (NAME) | F & M Bank (NAME) | |
| 2228 Batavia St (ADDRESS) | 10 Cadillac Dr. Suite 100 (ADDRESS) | 092070195 00 |
| Nashville, TN, 37208 (CITY) (STATE) (ZIP) | Brentwood, TN. 37027 (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 **Andrew M. Day and Kelsey G. Day, 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 No. 34 on the Plan of Dr. J.B. Davis Subdivision, as of record in Book 57, Page 96 and Book 161, Page 123, in the Register's Office for Davidson County, Tennessee.**

**Said Lot No. 34 fronts 25 feet on the Northerly side of Batavia Street and runs back between parallel lines 158 feet to an alley.**

**Being the same property conveyed to Regal Homes Co., a Tennessee Corporation, by Quit Claim Deed from Regal Homes Co., a Tennessee, dated April 24, 2017, recorded April 24, 2017 in Instrument No. 20170424-0039982.**

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 and paid at closing; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2228 Batavia St, Nashville, TN 37208

(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 15th day of December, 2017.

Regal Homes Co.

Daniel H. Reigle, Treasurer

**STATE OF TENNESSEE**
**COUNTY OF** Cheatham

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Daniel H. 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 Treasurer of Regal Homes Co., a Tennessee LLC, the within named bargainor, and that he as such Treasurer, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself as Treasurer.

Witness my hand this 15th day of December, 2017.

Notary Public

My commission expires: 10-10-2021

LENDA SANDLIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 10-10-2021

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206