Bill Garrett Davidson County
Batch# 98861 DEEDWARR
06/01/2018 11:13:30 AM 3 pgs
Fees: $18.00 Taxes: $2,306.95
20180601-0052292

WARRANTY DEED

LATIKA RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-21-2022

File No. TE0004073

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $623,500.00.

SK

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/21/2022
(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
Courtney Renee Hageman and Kevin Hageman	COURTNEY RENEE HAGEMAN & KEVIN HAGEMAN	091-14-0-229.00
(NAME)	(NAME)	
307 54th Ave N #B	307 54TH AVE N #B	
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37209	NASHVILLE, TN 37209	
(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 **Courtney Renee Hageman and Kevin Hageman, husband and wife as tenants in common,** 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:

Being a tract of land in the 24th Council District of Davidson County and a portion of that property conveyed to Jean M. Sexton in Deed Book 2646, page121, R.O.D.C.T. and depicted on Metro Tax Map 91-14 as Parcel 229.00 being more accurately described as follows:

Beginning at an iron pin in the Northerly line of Lot 1 of the A.C. Wakefield property (PB 4060, Page 25, R.O.D.C.T.), said pin being the most Southeasterly corner of this tract, the most Southwesterly corner of Tract 1 of said Sexton property and located South 79 degrees 04' 31" West, 200.00 feet (incorrectly listed as 150.00 feet in multiple prior deeds and prior easement agreement) from an iron pin in the Westerly margin of 54th Avenue North marking the most Northeasterly corner of said Lot 1 of the A.C. Wakefield property; thence with the Northerly line of said Lot 1, South 79 degrees 04' 31" West 564.14 feet (incorrectly listed as 614.14 feet in multiple prior deeds and prior easement agreement) to a point in Richland Creek; thence with said creek North 16 degrees 52' 00 West 57.87 feet to a point in the same; thence North.79 degrees 04' 31" East, 570.39 feet (incorrectly listed as 620.39 feet in multiple prior deeds and prior easement agreement) to an iron pin , said pin marking the most Northwesterly corner of said Tract 1of said Sexton property; thence South 10 degrees 39' 37" East, 57.56 feet to the point of beginning, containing 0.816 acres, more or less.

ALSO CONVEYED HEREWITH is an Ingress and Egress Easement and Maintenance Agreement in Instrument No. 20160727-0077113, and as Corrected in Instrument No. 20160824-0088573.

Being the same property conveyed to Regal Development, LLC a Tennessee Limited Liability Company by Quitclaim Deed from Dan Reigle and wife, Tina Reigle, and Steven Reigle, and Stacy Reigle of record in Instrument No. 20160928-0102481 Register's Office for Davidson County, Tennessee, dated September 28, 2016 and recorded on September 28, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, 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 307 54th Ave N #B, 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 31st day of May, 2018.

Regal Development, LLC

By: Steve Reigle, Vice President

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 Vice President of Regal Development, LLC a Tennessee Limited Liability Company, a Tennessee LLC, 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 31st day of May, 2018.

Notary Public

My commission expires: 10-10-2021

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

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Edward A. Cooper, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-5-12

Notary's Seal (if on paper)

JACQUELINE G. BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY