THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180415672**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,760,000.00. Affiant Subscribed and sworn to before me, this2nd day of July, 2018. Notary Public My Commission Expires: 1/3/22

PAUL F. SOPER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Matthew D. Bacchetta and Jane I. Ruman 3902 Wayland Drive Nashville TN 37205	New Owner	Tax Parcel ID No. 130-11-0-100.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James Regnier and Brandi Regnier, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew D. Bacchetta and Jane I. Ruman, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Re-Configuration Plat of Lots 5 and 6, Block R, Tyne Meade, Section 4, of record in Plat Instrument No. 20040825-0102604, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to James Regnier and Brandi Regnier, husband and wife by Warranty Deed from Charles M. Cowden, Jr. and wife, Jacqueline W. Cowden, recorded on the 10th day of June, 2014 in Instrument No. 20140610-0050219, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RECONFIGURATION PLAT OF LOTS 5 AND 6, BLOCK R, TYNE MEADE, SECTION 4, as recorded in Instrument No. 20040825-0102604.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 1512, Page 384.

Bill Garrett Davidson County
Batch# 111875 DEEDWARR
07/03/2018 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $6,512.00
20180703-0064231

This is improved property located at 3902 Wayland Drive Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of July, 2018.

James Regnier

Brandi Regnier by James Regnier her attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Regnier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Brandi Regnier and that he is authorized by Brandi Regnier to execute this instrument on his behalf.

WITNESS my hand, at office, this 2nd day of July, 2018.

Notary Public

RICHARD LOUIS RIECK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

True Copy Certification

I, Paul F. Soper, 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, Tricia Ball, a notary public for this county and state, Paul F. Soper 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: 9/7/21
Notary' Seal (if on paper):

