WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 142471 **DEEDWARR**
09/18/2018 02:22:37 PM 3 pgs
Fees: $18.00 Taxes: $326.83

20180918-0092575

File No. TE0004533

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88,333.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of September, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOSHUA L. HUNTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

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
Regal Homes Co.	New Owner	P/O 092 07 0 196.00
(NAME)	(NAME)	
290 Ed Harris Rd.		
(ADDRESS)	(ADDRESS)	
Ashland City, TN 37015		
(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, **Simons Properties, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Regal Homes Co., a Tennessee Corporation,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE EXHIBIT "A" ATTACHED HERETO

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, which have been 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 2306 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 13th day of September, 2018.

Simons Properties, LLC

By: John T. Rankin, member

By: Edward W. Gasser, member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared John T. Rankin and Edward W. Gasser, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be Members of Simons Properties, LLC, a Tennessee limited liability company, the within named bargainor, and that he/she as such Members, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself/herself as Members.

Witness my hand this 13th day of September, 2018.

Notary Public

My commission expires:



RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

EXHIBIT A

Land in Davidson County Tennessee, being Lot Nos. 39 on the Plan of Dr. J.B. Davis Subdivision of the southerly half of Lot Number 5 of the Elizabeth W. Harding Tower Tract as of Record in Book 57, Page 96 and Book 161, Page 123 in the Register's Office for Davidson County, Tennessee.

Said Lot Nos. 39 fronts 25 feet on the northerly side of Batavia Street and run back between parallel lines 158 feet to an alley.

Being the same property conveyed to Simons Properties, LLC, a Tennessee limited liability company by Warranty Deed from Edith M. Jobe, recorded July 31, 2017 in Instrument No. 20170731-0077472, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Simons Properties, LLC, a Tennessee limited liability company by Quitclaim Deed from Simons Properties, LLC, a Tennessee limited liability company, recorded July 31, 2017 in Instrument No. 20170731-0077476, in the Register's Office for Davidson County, Tennessee.

Being further conveyed to Regal Homes Co., a Tennessee corporation, by Deed from Simons Properties, LLC, a Tennessee limited liability company, dated 09/14/2018 and appearing of record in Instrument No. _____, Register's office for Davidson County, Tennessee.

MAG File No. TE0004533