WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 150838 **DEEDWARR**
10/11/2018 02:23:01 PM 2 pgs
Fees: $13.00 Taxes: $92.50

20181011-0100997

File No. TE0004580

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of October, 2018.

Notary Public

MY COMMISSION EXPIRES: 11-5-19

(AFFIX SEAL)

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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	098-00-0-028.00
(NAME) 290 Ed Harris Rd	(NAME)	
(ADDRESS) Ashland City Tn 37015	(ADDRESS)	
(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, **Matrell Harper,** unmarried 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, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 4th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the center of Earhart Pike, being the north east corner of a tract conveyed to Roy Ballentine and wife, Dorothy Bailentine, said point being 110 ft. easterly from the northeasterly corner of a tract conveyed to Ben Allen Foster and wife, Christine Foster, dated Oct. 1, 1947, of record in Book 1534, Page 500, RODC, and being 260 ft. east of the northeasterly corner of the land owned by Oakley Eakes; thence easterly with center of said Earhart Pk., 110 ft. to a point; thence at right angles southerly and parallel with said Roy Ballentine's easterly line and also easterly line of said Ben Allen ' Foster, 157 ft. more or less, to a point marked by a stake; thence at right angles, westerly, parallel with southerly margin of Ear hart Pk., 110 feet to the southeast corner of the said Roy Ballentine's corner; thence, at right angles, northerly, with easterly line of said Roy Ballentine's land, 157 feet, more or less, to the center of Earhart Pk., the point of beginning.

Being the same property conveyed to Matrell Harper, unmarried by Warranty Deed from Nashville Post Office Credit Union of record in Instrument No. 20090804-0072981, in the Register's Office of Davidson County, Tennessee, dated July 31, 2009 and recorded on August 4, 2009.

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 3124 EARHART RD, HERMITAGE, TN 37076

(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 11th day of October, 2018.

Matrell Harper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Matrell Harper, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 11th day of October, 2018.

Notary Public

My commission expires: 11-5-19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

