WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $456,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11-5-19
(AFFIX SEAL)

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

File No. TE0004322

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
Jenny Ergle and Roger Wayne Ergle	NEW OWNER	071-16-0-292.00
(NAME)	(NAME)	
1209 Montgomery Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Y Johnson Davidson County
Batch# 157128 **DEEDWARR**
11/06/2018 02:26:18 PM 2 pgs
Fees: $13.00 Taxes: $1,687.20

20181106-0110033

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, **Dan Reigle and wife, Tina Reigle, as to a life estate interest and Steven Reigle and wife Stacy Reigle,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jenny Ergle and Roger Wayne Ergle, wife and husband,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 387, and the northerly 20 feet of Lot No. 386 on the Plan of Oakwood Park, as of record in Book 421, Page 12, Register's Office of Davidson County, Tennessee, and being further described according to a loan survey by T.R. Sanford, Surveyor, January 6, 1958, as follows:

Beginning at an iron pin in the easterly margin of Montgomery Avenue, formerly North 9th Street, said point being located 352.7 feet South of the southeast corner of the intersection of Montgomery Avenue and Mile End Road; thence with the margin of Montgomery Avenue northwardly 50 feet to the dividing line between Lot Nos. 387 and 388; thence with the line between said two lots, eastwardly 165 feet to the westerly margin of a 15-foot alley; thence with the margin of said alley southerly 24.5 feet to the terminus of said alley; thence southwesterly along the margin of the L & N Railroad right of way, 27.12 feet to an iron pin; thence westerly and along a line parallel to and 10 feet North of the dividing line between Lot Nos. 385 and 386, 154.4 feet to the point of beginning.

Being the same property conveyed to Dan Reigle and wife, Tina Reigle, for life, with the remainder to Steven Reigle and Stacy Reigle by Quitclaim Deed from Regal Homes Co., a Tennessee Corporation of record in Instrument No. 20150603-0051915, Register's Office for Davidson County, Tennessee, dated June 03, 2015 and recorded on June 03, 2015.

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 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 1209 Montgomery Avenue, Nashville, TN 37207

(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 October, 2018.

Steven Reigle

Stacy Reigle

Dan Reigle

Tina Reigle

STATE OF TENNESSEE
COUNTY OF Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Steven Reigle and Stacy Reigle, Dan Reigle and Tina Reigle 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 31st day of October, 2018.

LINDA SAMPLES
NOTARY PUBLIC
STATE OF TENNESSEE
CHEATHAM COUNTY

Notary Public

My commission expires: 10-10-2021

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206