Karen Johnson Davidson County
Batch# 196502 DEEDWARR
02/19/2019 12:52:30 PM 3 pgs
Fees: $18.00 Taxes: $2,182.63
20190219-0014860

WARRANTY DEED

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

File No. TE0004846

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $589,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of February, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 03-08-2021

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
John Ward Tishler II and Barbara Berkova Tishler, husband and wife	New Owners	091-15-0-013.00
(NAME)	(NAME)	
307 A 54th Ave N.		
(ADDRESS)	(ADDRESS)	
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 **John Ward Tishler II and Barbara Berkova Tishler, husband and wife,** 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 291, page 438, R.O.D.C.T and depicted on Metro Tax Map 91-15 as Parcel 13.00 being more accurately described as follows:

Beginning at an iron pin in the westerly margin of 54th Avenue North, said pin being the most southeast corner of this tract and a common corner to Lot 1 of the A.C. Wakefield property (PB 4060, Page 25, R.O.D.C.T); thence with the northerly line of said Lot 1, South 79 degrees 04 minutes 31 seconds West 200.00 feet (incorrectly listed as 150.00 feet in multiple prior deeds and prior easement agreement) to an iron pin; thence North 10 degrees 39 minutes 37 seconds West 57.56 feet to an iron pin; thence North 79 degrees 04 minutes 31 seconds East 200.00 feet (incorrectly listed as 150.00 feet in multiple prior deeds and prior easement agreement) to an iron pin in said westerly margin; thence with the same, South 10 degrees 39 minutes 37 seconds East 57.56 feet to the point of beginning, containing 0.198 acres more or less.

Being the same property conveyed to Regal Development, LLC, a Tennessee limited liability company by Quitclaim deed from Dan Reigle and Tina Reigle, husband and wife, Steven Reigle and Stacy Reigle of record in Instrument No. 20160928-0102480 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 2019, 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 A 54th Ave N., 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 15th day of February, 2019.

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 LLC, the within named bargainor, and that he/she 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 15th day of February, 2019.

Notary Public

My commission expires: 10-1 [illegible] 1618 2021

GLENDA SANDLIN STATE TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

CERTIFICATE OF AUTHENTICITY

I, Sean Huddleston, 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 to law.

Sean Huddleston

State of Tennessee

County of Davidson

Personally appeared before me, Latika Rini Farrell, a notary public for this county and state, Sean Huddleston 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: 03/01/2022

Notary's Seal:

