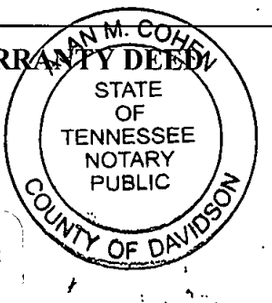
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $148,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 17TH DAY OF APRIL, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES 5-1-22

Karen Johnson Davidson County
Batch# 219928 DEEDWARR
04/22/2019 08:54:50 AM 2 pgs
Fees: $13.00 Taxes: $547.60

20190422-0036106

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 19-5680B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Landmark Services of TN LLC	New Owner	104-11-0D-017.00-CO
P.O. Box 158825	P.O. Box 158825	
Nashville, TN 37215	Nashville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

REGALE PROPERTIES, LLC, A TENNESSEE SERIES LIMITED LIABILITY COMPANY, SERIES NO. 1601

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LANDMARK SERVICES OF TN LLC, A TENNESSEE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 17, together with the appurtenant interest in the common elements of The Columns Homeowners' Association, a horizontal property regime established by Master Deed, of record in Book 6182, Page 943, re-recorded in Book 6922, Page 364, Register's Office for Davidson County, Tennessee, said Units being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed.

Being the same property conveyed to LAUREN HARTSTERN, AN UNMARRIED WOMAN AND STEPHEN C. HARTSTERN, A MARRIED MAN, by deed from WILLIAM C. ALLEN AND WIFE, JUDSON C. ALLEN, of record in Instrument No. 20071227-0148123, dated December 21,2007, said Register's Office. Being further conveyed to REGALE PROPERTIES, LLC, A TENNESSEE SERIES LIMITED LIABILITY COMPANY, SERIES NO. 1601, by quitclaim deed from LAUREN HARTSTERN AND STEPHEN C. HARTSTERN, of record in Instrument No. 20151231-0131380, dated December 30,2015, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 2121 Fairfax Ave 17, Nashville, TN 37212

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 17th day of April, 2019.

Regale Properties, LLC

BY: _____

Lauren Hartstern, Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Lauren Hartstern,** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Member (or other officer authorized to execute the instrument) of **Regale Properties, LLC**, the within named bargainor, a Tennessee series limited liability company, series no. 1601, and that she as such Member executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 17th day of April, 2019.

_____

Notary Public

My Commission Expires: 10/11/21

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 19-5680B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027