Karen Johnson Davidson County
Batch# 244653 DEEDWARR
06/18/2019 08:52:01 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20190618-0058379

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Regal Homes Company, a Tennessee Corporation
290 Ed Harris Rd
Ashland City TN 37015

SEND TAX BILL TO:
Owner

MORTGAGEE:

MAP **092-9**
GROUP
PARCEL **0233.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Scott Visin, married,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Regal Homes Company, 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:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Subdivision of W. R. Wilson Tract, as shown by plat and survey of record in Plat Book 332, page 161, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Scott Visin by Quitclaim Deed dated May 18, 2006 from Julian A. Chambers of record in Instrument no. 20060518-0058234, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2019 and subsequent years.

This is **unimproved** property known as **433 36th Ave N, Nashville, Tennessee 37209.**

***Brittany Visin, spouse of Scott Visin, hereby joins in this conveyance transferring all her right, title andinterest in said property, marital or otherwise.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors 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 our hands this the 11th day of **June, 2019.**

Scott Visin

Brittany Visin

STATE OF TEXAS
COUNTY OF

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Scott Visin and Brittany Visin**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 11th day of June, 2019.

NOTARY PUBLIC

My Commission Expires:
02-22-2021

SARAH MUSTAFA NOTARY PUBLIC STATE OF TEXAS ID 131015462 EXPIRES 02-22-2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $275,000.00.

Joy B. Hicks
AFFIANT

Subscribed and sworn to before me on this 12th day of June, 2019.

Mary Jo Hart
NOTARY PUBLIC

My Commission Expires: 9-7-20

MARY JOE HARTZ
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF
MY COMMISSION EXPIRES: SEPTEMBER 7, 2020

#19-9339