WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
The Waddell Law Firm
9056 Stone Walk Place
Germantown, TN 38138

Karen Johnson Davidson County
Batch# 251967 DEEDWARR
07/02/2019 03:02:30 PM 4 pgs
Fees: $23.00 Taxes: $429.20
20190702-0064722

THIS INDENTURE, made and entered into as of the 28th day of June, 2019 by and between

Rajesh Nair , a married man,
hereinafter referred to as Grantor,
and

Regal Homes Co, a Tennessee Corporation ,
hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being the remaining portion of Lot 62, as shown on the map entitled W. R. Wilson Tract, West Nashville, Tennessee, of record in Book 332, Page 161, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description; LESS AND EXCEPT that portion conveyed in that certain Warranty Deed of record in Book 3463, Page 353, in the Register's Office of Davidson County, Tennessee.
Map & Parcel No.: 09209020400

Being the same property conveyed to Grantor by Quit Claim Deed of record at Instrument No. 20170905-0090840 in the Register's Office of Davidson County, Tennessee.

Grantor warrants this property is vacant land and is not part of his homestead.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

2019 real property taxes, a lien, not yet due and payable; Subdivision Restrictions, Building Lines and Easements of record at Plat Book 332, Page 161, Covenants, Conditions and Restrictions of record in Instrument No. 20161230-0137347; and Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20150811-0080144, in the Register's Office of Davidson County, Tennessee.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Rajesh Nair

STATE OF TENNESSEE
COUNTY OF SHELBY

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

Witness my hand, at office, this 21st day of June, 2019.

Notary Public

Commission Expiration: _____

JOSHUA D. ASPLUND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
My Commission Expires 12-14-2019

NAME AND ADDRESS OF PROPERTY OWNER:
Regal Homes ;
290 Ed Harris Rd
Ashland City Tn 37015

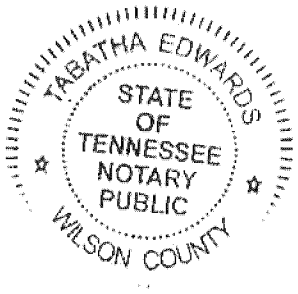
STATE OF TENNESSEE
COUNTY OF

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $116,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 28th day of June, 2019.



Tabatha Edwards
Notary Public

Commission Expiration: 11-5-19

RETURN TO:

MAGNOLIA
TITLE & ESCROW
1104 Fatherland Street
Nashville, TN 37206

SEND TAX BILLS TO:

New Owner

PROPERTY ADDRESS:
446 37th Avenue N., Nashville, TN 37209

File No. 19-00297; Title Co. T.G. No.

True Copy Certification

I, Leslie A. Garside, 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 according to law.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

