Karen Johnson Davidson County
Batch# 253574 DEEDWARR
07/08/2019 08:14:48 AM 2 pgs
Fees: $13.00 Taxes: $3,700.00

20190708-0066008

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,000,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of July, 2019.

Notary Public

MY COMMISSION EXPIRES: 03-08-21
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC GEORGETTE R. KENNEDY DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Regal Homes Company 290 Ed Harris Rd. Ashland City, TN 37015	NEW OWNER	13002017900, 13002018000, 13002018100 & 13002018200

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Anthony Landsberg and Hayley Landsberg, husband and wife,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Regal Homes Company, a Tennessee corporation,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, Lot Nos. 5, 6, 7, and 8, Block "4", on the plan of THE COURTS OF BELLE MEADE, as shown on plat of record in Plat Book 547, page 141, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Anthony Landsberg and Hayley Landsberg, husband and wife, by Warranty Deed from C.J. Gideon, Jr. and wife Cecile P. Gideon, as to a one-half (1/2) interest, and Cecile Gideon and Mark Averbuch, as Co - Trustees of The Clarence J. Gideon, III 1995 Vested trust under agreement date February 28, 1995, as to a one-half (1/2) interest, dated 10/19/2018 and recorded 10/22/2018, of record in Instrument No. 20181022-0104437, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Anthony Landsberg and Hayley, husband and wife, by Quitclaim Deed, to reconfigure lots from Anthony Landsberg and Hayley Landsberg, husband and wife, dated 10/26/2018 and recorded 10/29/2018, of record in Instrument No. 20181029-0106929, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Anthony Landsberg and Hayley Landsberg, husband and wife, by Quitclaim Deed to reconfigure lots from Anthony Landsberg and Hayley Landsberg, husband and wife, dated 02/25/2019 and recorded 02/26/2019, of record in Instrument No. 20190226-0017169, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☒ improved ☐ property known as: 105 Lafayette Court, Units A,B,C,D, Nashville, TN 37205

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/our hand(s) this the 3rd day of July, 2019.

Anthony Landsberg

Hayley Landsberg

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Anthony Landsberg and Hayley Landsberg with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 3rd of July, 2019.

Notary Public

My Commission Expires: 10/3/21

(SEAL)

