Karen Johnson Davidson County
Batch# 281523 DEEDWARR
09/05/2019 12:32:30 PM 3 pgs
Fees: $18.00 Taxes: $320.05
20190905-0089764

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of September, 2019.

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G19-5803

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Regal Homes (NAME)	New Owner (NAME)	081-11-0-233
290 Ed Harris Road (STREET ADDRESS)	" (STREET ADDRESS)	
Ashland City, TN 37015 (CITY) (STATE) (ZIP)	" (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Associated Dental Group**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Regal Homes Corporation, a Tennessee Corporation**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being the Southerly 25 feet of Lot No. 353 on the Plan of McGavock, Wetmore and Other's Second Addition, called the Addition to the Town of McGavock, as of record in Book 21, Page 41, Register's Office for said County.

Said part of Lot No. 353 fronts 25 feet on the Westerly side of 16th Avenue North, formerly Henderschott Street, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Associated Dental Group by Warranty Deed from Low Income Housing Partners #2, LLC, recorded on the 28th day of July, 2005 in Instrument No. 20050728-0088474, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MCGAVOCK

WETMORE AND OTHER'S SECOND ADDITION, CALLED THE ADDITION OF THE TOWN OF MCGAVOCK, as recorded in Plat Book 21, Page(s) 41.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1743 16th Ave N, Nashville, TN 37208.

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. 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 my/our hand(s) this 4th day of September, 2019.

Associated Dental Group

By: _____
Harvey L. Latimer, DDS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of September, 2019, before me personally appeared Harvey L. Latimer, DDS of Associated Dental Group, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of September, 2019.

DAVID SHOLAR
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY
My Commission Expires 08-27-2022

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Trudy Milliken, 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.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Kim Perry, a notary public for this county and state, Trudy Milliken 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: 3/2/21

Notary' Seal (if on paper)

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY