WARRANTY DEED

Karen Johnson Davidson County
Batch# 296590 DEEDWARR
10/07/2019 07:50:30 AM 3 pgs
Fees: $18.00 Taxes: $314.50
20191007-0102018



File No. TE0005836

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2019.

Notary Public

MY COMMISSION EXPIRES: 3-3-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Regal Homes Co.	Regal Homes Co.	
(NAME) 1610 16th Ave N	(NAME) 290 Ed Harris Rd.	081-11-0-366.00
(ADDRESS) Nashville, TN, 37208	(ADDRESS) Ashland City, TN 37015	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I, **Cathy Jobe,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Regal Homes Co., Tennessee corporation,** HEREINAFTER CALLED THE GRANTEE, 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 the North Twenty-five (25) feet of Lot No. 304 in D. T. McGavock's Second Addition to Nashville, of record in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Said Northern part of Lot No. 304 fronts 25 feet on the East side of 16th Avenue North, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Susie Parks by Warranty Deed from John D. Linton of record in Book 5363, page 629, Register's Office for Davidson County, Tennessee, dated November 28, 1972 and recorded on November 14, 1978. (Value or consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Ronald and Christine H. Parham by Final Decree Confirming Sale from Irvin H. Kilcrease, Jr., Chancellor for the Chancery Court for Davidson County, Tennessee, of record in Book 8528, Page 977, in the Register's Office for Davidson County, Tennessee. The sale occurred on June 17, 1991 and the aforesaid Final Decree Confirming Sale was recorded on January 15, 1992. The said Christine H. Parham being one and the same as Christina H. Parham. The said Ronald Parham having died June 18, 2013, leaving Christina H. Parham as the surviving tenant by the entirety. The said Christina H. Parham having died March 28, 2017, leaving Cathy Jobe as her sole heir at law, pursuant to Affidavits of Heirship recorded in Instrument Number 20190130-0009003 and Instrument Number __20191007010201 7_____, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2019, which have been pro-rated and paid at closing; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1610 16th Ave N, Nashville, TN 37208

(House Number)	(Street)	(P.O. Address)	(City or Town)	(Postal Zip)

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 hand this 30th day of September, 2019.

Cathy Jobe

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Cathy Jobe**, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 30th day of September, 2019.

Notary Public

My commission expires: 3-3-20

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

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

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

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