Karen Johnson Davidson County
Batch# 318369 DEEDWARR
11/22/2019 09:22:12 AM 2 pgs
Fees: $13.00 Taxes: $887.63
20191122-0120707

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$239,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
19th ~~DAY OF~~ ~~November~~ 2019.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 03-07-23
(AFFIX SEAL)

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	
Cody Joseph Nailor 3788 Lunn Drive Nashville, Tennessee 37218	Broker Solutions Inc. New American Funding P.O. Box 2968 Kennesaw, Georgia 30156	MAP 058 11 0 102.00

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 hereby acknowledged, we,

Andy Regg, a married man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

**Cody Joseph Nailor and Halea Danielle Martin,
joint tenants in common with rights of survivorship**

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:

Land in Davidson County, Tennessee, being Lot No. 221 on the Plan of Royal Hills, Section I, of record in Plat Book 4675, Page 73, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Andy Regg by Quitclaim Deed from Dale Hire, dated June 14, 2019 and filed of record in Instrument No. 20190614-0057339, in the register's Office for Davidson County, Tennessee. (for value or consideration of $0.00)

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 26-2-301, A,B AND D, or other similar statute therein.

This conveyance is made subject to the following:

1) 2020 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **3788 Lunn Drive, Nashville, Tennessee 37218.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 and official seal at office this 19th day of November, 2019.

Andy Regg

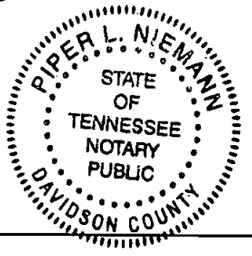
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Andy Regg, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of November, 2019.

NOTARY PUBLIC

My Commission Expires: 03-07-23



PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027