WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $141,700.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 11TH DAY OF FEBRUARY, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-27-21

Karen Johnson Davidson County
Batch# 358353 DEEDWARR
02/14/2020 10:12:50 AM 2 pgs
Fees: $13.00 Taxes: $524.29
20200214-0017073

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
File #19-0638N

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
David Keating and Ana Keating	First Bank	162-09-0A-084.00-CO
5510 Country Drive #84	318 Seaboard Lane, Suite 205	
Nashville, TN 37211	Franklin, TN 37067	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

REGALE PROPERTIES, LLC. A TENNESSEE SERIES LIMITED LIABILITY COMPANY, SERIES NO 1605

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DAVID KEATING AND ANA KEATING, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE(S), 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 Townhouse No. 84, Building Number 13, in a Horizontal Property Regime on the Plan of Hickory Valley Condominiums, Phase 2, as of record in Book 4460, Page 133, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Lauren Hartstern and Stephen Hartstern, as tenants in common with rights of survivorship by Cash Deed for Tennessee deed from The Secretary of Housing and Urban Development, of Washington, D.C. of record in Instrument No. 20130222-0017899 Register's Office for Davidson County, Tennessee, dated February 11, 2013 and recorded on February 22, 2013. (Value of consideration shown in aforementioned deed $45,000.00.).

Being the same property conveyed to Regale Properties, LLC, a Tennessee series limited liability company, Series No. 1605 by Quitclaim deed from Lauren Hartstern and Stephen Hartstern of record in Instrument No. 20151231-0131384 Register's Office for Davidson County, Tennessee, dated December 30, 2015 and recorded on December 31, 2015. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 5510 Country Drive #84 84 Nashville, Tennessee 37211. Property address provided for informational purposes only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 5510 Country Drive #84, Nashville, TN 37211

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 11th day of February, 2020.

Regale Properties, LLC, a Tennessee series limited liability company, Series No 1605

BY: _____
Lauren Hartstern, Manager

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Lauren Hartstern, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be President (or other officer authorized to execute the instrument) of Regale Properties, LLC, the within named bargainor, a Tennessee limited liability company, and that Lauren Hartstern as such President executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 11th day of February, 2020.

_____
Notary Public

My Commission Expires: 10/11/21

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 19-6638N

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027