STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$261,000.00** (Two Hundred Sixty One Thousand).

AFFIANT

Subscribed to and sworn before me this 14th day of February, 2020.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JAMIN ENQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023
(NOTARY SEAL)

Karen Johnson Davidson County
Batch# 359524 **DEEDWARR**
02/18/2020 10:55:14 AM 2 pgs
Fees: $13.00 Taxes: $965.70

20200218-0017823

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Regional Holdings, LLC 3099 Seven Mile Ferry Road Clarksville, TN 37040-8302	**SAME AS NEW OWNER**	07214012000

WARRANTY DEED

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, I/WE, **ROBERT D. FRANCIS, EXECUTOR OF THE ESTATE OF MELISSA D. FRANCIS, AND ROBERT D. FRANCIS, A MARRIED MAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **REGIONAL HOLDINGS, LLC, A LIMITED LIABILITY COMPANY,** 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 all of Lot Nos. 20 and 21, on the Map of Chesterfield Place, as of record in Book 332, Page 147, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Melissa Francis, unmarried, by deed from Sylvester Armor, unmarried of record in Instrument No. 20060519-0059022, dated May 15, 2006 and recorded May 19, 2006, Register's Office for Davidson County, Tennessee. The said Melissa Frances a/k/a Melissa D. Francis died testate, October 29, 2019 and by her Last Will and Testament filed as Docket No. 20P155 in the Seventh Circuit for Davidson County, Tennessee Probate Division, appointed her father, Robert D. Francis, Executor. Robert D. Francis also being the sole beneficiary and heir-at-law of the Estate of Melissa D. Francis.

The said Robert D. Francis hereby makes oath that the above described property has never been the marital residence of Robert D. Francis.

Being also known as 1208 Chester Avenue, Nashville, Tennessee 37206.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **1208 CHESTER AVENUE** **NASHVILLE, TN 37206**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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, this 13th day of February, 2020

Estate of Melissa D. Francis

Robert D Francis Executor

By: Robert D. Francis, Executor

Robert D Francis

Robert D. Francis, Individually

STATE OF NORTH CAROLINA)
COUNTY OF HENDERSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert D. Francis**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged himself as **Executor** of the **Estate of Melissa D. Francis**, and in his capacity as such Executor, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 13 day of February, 2020.

Notary Public

My Commission Expires:

09-25-2024

Efren Vintimilla
NOTARY PUBLIC
Henderson County, NC
My Commission Expires September 25, 2024

STATE OF NORTH CAROLINA)
COUNTY OF HENDERSON)

On this 13th day of February, 2020, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Robert D. Francis** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 13th day of February, 2020.

Notary Public

Commission Expires: 09-25-2024

Efren Vintimilla
NOTARY PUBLIC
Henderson County, NC
My Commission Expires September 25, 2024