WARRANTY DEED

JAMES C. ESTES NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY My Commission Expires 6.20.2022

File No. LG0006438

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 day of FEB, 2020.

Notary Public

MY COMMISSION EXPIRES: 6/20/2022

(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
Orlando Group, LLC	SAME	
(NAME)	(NAME)	09209020400
3699 Sweethome Rd.		
(ADDRESS)	(ADDRESS)	
Ashland City, TN 37015		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP).	

Karen Johnson Davidson County
Batch# 362922 DEEDWARR
02/25/2020 12:46:56 PM 2 pgs
Fees: $13.00 Taxes: $536.50

20200225-0020918

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, **Regal Homes Co., a Tennessee corporation,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Orlando Group, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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(s) 62, as shown on the map entitled W. R. Wilson Tract, West Nashville, Tennessee, of record in Book 332, Page 161, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description; LESS AND EXCEPT that portion conveyed in Book 3463, Page 353, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Regal Homes Co., a Tennessee Corporation, by Deed from Rajesh Nair, a married man, dated June 28, 2019, recorded July 2, 2019, and appearing of record in Instrument No. 20190702-0064722, 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 2020 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 446 37th Ave North, Nashville, TN 37209

(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 25 day of Feb, 2020.

Regal Homes Co.

By: Steve Reigle
Its: Vice President

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared STEVE REIGLE, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be VICE PRESIDENT of Regal Homes Co., a Tennessee for profit corporation, the within named bargainor, and that he/she as such VICE PRESIDENT, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself/herself as VICE PRESIDENT.

Witness my hand this 25 day of FEB, 2020.

Notary Public

My commission expires:

6/20/2022

JAMES C. ESTES
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 6-20-2022

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206