# WARRANTY DEED

Karen Johnson Davidson County
Batch# 365039 DEEDWARR
02/28/2020 02:36:00 PM 2 pgs
Fees: $13.00 Taxes: $536.50

20200228-0022553

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

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 28 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 | NEW OWNER | |
| (NAME) | (NAME) | 092094U00100CO |
| 3699 Sweethome Road | | |
| (ADDRESS) | (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, **Regal Homes Company, 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 Unit 437, on the Plan of 36th Avenue North, a Townhouse Planned Unit Development with a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions and as shown on Exhibit B plat of record in Instrument No. 20170109-0002176, as amended in Instrument No. 20190814-0081271, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.**

**Being a portion of the property conveyed to Regal Homes Company, a Tennessee Corporation, by Warranty Deed from Luehrsen Construction, LLC, dated 6/10/2019 and appearing of record in Instrument No. 20190618-0058387, 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 437 36th 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 28 day of Feb, 2020.

**Regal Homes Co.**

By: Steve Reigle
Its: VP

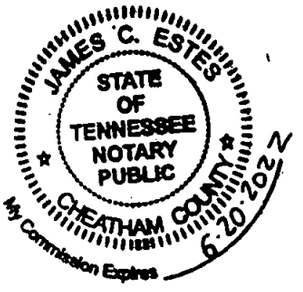
**STATE OF TENNESSEE**
**COUNTY OF** CHEATHAM

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared STEVE BEIGLE, 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 28 day of FEB, 2020.

Notary Public

My commission expires: 6/20/2022




RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206