WARRANTY DEED

Karen Johnson Davidson County
Batch# 368496 DEEDWARR
03/06/2020 11:14:56 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20200306-0025455

File No. LG0006463

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th day of March, 2020.

Notary Public

MY COMMISSION EXPIRES: 10-10-2021

(AFFIX SEAL)

GLENDA SANDERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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
Ashland Rentals, LLC	Ashland Rentals, LLC	
(NAME)	(NAME)	
3699 Sweethome Rd.	290 Ed Harris Rd	13002018100
(ADDRESS)	(ADDRESS)	
Ashland City, TN 37015	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 **Ashland Rentals, 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 No. 7, Block "4," on the plan of THE COURTS OF BELLE MEADE, as shown on plat of record in Plat Book 547, page 141, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Regal Homes Company, a Tennessee corporation, by Warranty Deed from Anthony Landsberg and Hayley Landsberg, husband and wife, dated 7/3/2019 and appearing of record at Instrument No. 20190708-0066008, 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 105 C Lafayette Ct., Nashville, TN 37205

(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 4 day of March, 2020.

Regal Homes Company

By: Steve Reyle
Its: VP

STATE OF TENNESSEE
COUNTY OF Cheatham

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Steve Reyle, 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 Pres of Regal Homes Company, 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 5th day of March, 2020.

Notary Public

My commission expires: 10-10-2021

GLENDA SANDLIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 10-10-2021

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206