Karen Johnson Davidson County
Batch# 402694 DEEDWARR
05/19/2020 01:08:30 PM 4 pgs
Fees: $23.00 Taxes: $1,480.00
20200519-0051950

THIS SPACE FOR OFFICIAL USE ONLY

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 400,000.00 .

Affiant

Subscribed and sworn to before me, this the 13th day of May, 2020.

Notary Public
My commission expires: 04/13/2024

JONATHAN R. VINSON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

This Instrument Prepared By:
JONATHAN R. VINSON, ESQ.
2693 TOWNSEND COURT, SUITE C
CLARKSVILLE, TN 37043
File No. 2020-174

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No.**
Ashland Rentals LLC 119 Cumberland Street Ashland City, TN 37015	New Owner	091-06-0-001.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Regal Homes Co., a Tennessee Corporation** ("GRANTOR") has bargained and sold, and by these presents does transfer and convey unto **Ashland Rentals LLC, a Tennessee Limited Liability Company** ("GRANTEE"), its heirs, successors and assigns forever, certain land in **Nashville, TN** being described more particularly in Exhibit A, attached hereto and incorporated herein by reference, together with all right, title, and interest of GRANTOR in and to any improvements, easements, alleyways, streets, and rights-of-way adjoining or abutting said land and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions, limitations, restrictions, encumbrances, and other matters set forth herein. Notwithstanding anything to the contrary contained herein or in any exhibit hereto, GRANTOR makes no warranty as to the amount of acreage contained in the Property.

TO HAVE AND TO HOLD the Property, together with all appurtenances, estate, title, and interest thereto belonging, to GRANTEE, its heirs and assigns forever. GRANTOR covenants with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR further covenants and binds it, it heirs, successors, representatives, and assigns to warrant and forever defend the title to the Property to GRANTEE, its heirs and assigns forever, against the lawful claims of all persons whomsoever except for **2020** property taxes, restrictive covenants, easements and setback lines, as may be of record in the Register's Office for **Davidson** County, Tennessee and any other matters as set forth in Exhibit A, attached hereto and incorporated herein by reference.

The words "Grantor" and "Grantee" shall include their respective heirs, successors and assigns where the context requires or permits. Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has signed this Instrument as of 13th day of May, 2020.

GRANTOR:

Regal Homes Co., a Tennessee Corporation

By: _____
Steven D. Reigle, Vice President

STATE OF TENNESSEE
COUNTY OF Cheatham

Personally appeared before me, a Notary Public in and for said State and County, Steven D. Reigle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Vice President of Regal Homes Co, the within named bargainor, and that such Vice President executed the foregoing instrument for the purposes therein contained, by personally signing the name of the company as said Vice President thereof.

Witness my hand and seal, this 13th day of May, 2020.

_____
Notary Signature
My commission expires: 04,13,2021

JONATHAN R. VINSON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

EXHIBIT "A"

PROPERTY DESCRIPTION

BEING part of Block 9 on the plan of Cherokee Park Subdivision, as of record in Book 161, Page 75, Register's Office for said County, being the westerly 7 feet of Lot No. 1 and the easterly 28 feet of Lot No. 3 on the unrecorded subdivision of the westerly part of Block 9, described as follows:

BEGINNING on the northerly margin of Louisiana Avenue at a point 43 feet west of the northwest corner of said Avenue and 60th Avenue North; thence with the northerly margin of Louisiana Avenue, westwardly 35 feet; thence northwardly 150 feet to the southerly margin of an alley; thence with said alley eastwardly 35 feet; thence southwardly 150 feet to the beginning.

Being the same property conveyed to Regal Homes Co., a Tennessee Corporation by Warranty Deed from Janet Levenhagen, unmarried dated 2/25/19 recorded 2/27/19 in Instrument No. 20190227-0017585 in the Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Jonathan R. Vinson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Montgomery

Personally appeared before me, Amy Vogleman, a notary public for this county and state, Jonathan R. Vinson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

A Vogleman

Notary's Signature

My Commission Expires: Feb 21, 21

Notary' Seal

