WARRANTY DEED

Karen Johnson Davidson County
Batch# 457826 DEEDWARR
08/17/2020 10:26:37 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20200817-0091818

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ **360,000.00**

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS
14th day of August, 2020

Notary Public

MY COMMISSION EXPIRES:
8-21-2023
(Affix Seal)

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 21, 2023

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Regal Homes Co.	Same as owner	71-8-262.00
290 Ed Harris Rd		
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,WE, ***Burma F Moreland, as Trustee of The Moreland Family Trust dated March 24, 2004, Arthur H Moreland and Burma F Moreland, Trustors and/or Trustees***, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO ***Regal Homes Co., a Tennessee Corporation,*** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING part of Lot No. 13 in P.W. Crutcher's Subdivision of record in Book 332, Page 4, Register's Office for Davidson County, Tenneessee.

SAID Lot begins at a point at the southwest corner of Lischey Avenue and Trinity Lane, running thence West with the margin of said Trinity Avenue 75 feet to a point; thence southerly 174-5/10 feet to a point in the alley 65.77 feet west from Lischey Avenue thence East 65.77 feet to Lischey Avenue, thence with the West margin of Lischey Avenue 177 feet to the beginning point.

Being the same property conveyed to The Moreland Famil y Trust, dated 03/24/2004, Arthur H, Moreland and Burma F. Moreland, Trustors and/or Trustees by Quitclaim deed from Arthur H Moreland and wife, burma F Moreland dated March 24, 2004 and filed for record March 29, 2004, of record in Instrument No. 20040329-0035155, Register's Office for Davidson County, Tennessee,

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved (x)
Improved ( ) Property, known as **338 E. Trinity Lane, Nashville, TN 37207**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 on this 14th day of August, 2020.

Burma F, Moreland, Trustee

Burma F Moreland, Trustee of The Moreland Family Trust
dated March 24, 2004, Trustee of the Survivor's Trust and
Trustee of the Marital Share, Trust B

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Burma F Moreland, Trustee** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of August, 2020.

Commission Expires: 3/2/21

Notary Public

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY