Karen Johnson Davidson County
Batch# 483042 DEEDWARR
09/25/2020 08:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20200925-0110297

WARRANTY DEED

KENYON J. SALES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 09, 2023

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: May 9 2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Green Hills , 30 Burton Hills Blvd, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Regal Homes Co.	Regal Homes Co.	Parcel ID: 91-11-206.00
(NAME) 290 Ed Harris Road	(NAME) 290 Ed Harris Road	
(ADDRESS) Ashland City, TN 37015	(ADDRESS) Ashland City, TN 37015	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Carter Hach and Amber Lane Brown, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer 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:

Land in Davidson County, Tennessee, being Lot Nos. 1109 and 1111 of Block 156 on the No. 1 Plan of West Nashville, of record in Plat Book 57, Pages 74 and 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Carter Hach, an unmarried man, by Warranty Deed from Lisa N. Breazeale, unmarried, dated March 15, 2018 and recorded March 16, 2018 in Instrument Number 20180316-0025009, Register's Office for Davidson County, Tennessee. The said Carter Hach having since married.

The said Amber Lane Brown joins in this conveyance for the sole purpose of releasing any marital interest.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 5204 Georgia Avenue, Nashville, TN 37209

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 our hands this 17th day of September 2020

Carter Hach

Amber Lane Brown

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I, Matthew C Pietsch, a Notary Public in and for said Commonwealth and State aforesaid, do certify that Carter Hach and Amber Lane Brown, husband and wife, whose name is signed to the writing above, bearing date on the ~~18th~~ 17th of September, 2020, has acknowledged the same before me in the county aforesaid as the free act and deed of the same

Given under my hand this the ~~18th~~ 17th day of September, 2020.

Notary Public

My Commission Expires: 7/05/2022

(SEAL)

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY