Prepared by:
Seth McNamee, Esq.
Summit Title & Escrow, LLC
6263 Poplar Ave., #801
Memphis, Tennessee 38119
(901) 881-8600

Karen Johnson Davidson County
Batch# 512215 DEEDWARR
11/09/2020 11:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,849.63
20201109-0131334

After recording, return to:
Magnolia Title & Escrow
1104 Fatherland St.
Nashville, TN 37206

WARRANTY DEED

Effective as of **November 6, 2020,** for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named grantee and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **MESA VERDE ASSETS, LLC,** hereinafter referred to as Grantor, has bargained, sold, conveyed and by these presents does transfer sell and convey unto **Regal** Homes, Co. hereinafter called the Grantee, its successors, heirs and assigns, a certain tract or parcel of land together with all improvements thereon and appurtenances thereto, in Davidson County, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Section One Hundred Edgehill Estates of record in Plat Book 4860, Page 25, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

This real property being all or part of the property conveyed to Grantor by Warranty Deed of record at **Instrument Number 20190722-0071274** in the Register's Office of **Davidson County**, Tennessee. **The Grantor certifies that the herein property is strictly investment property and does not constitute as their homestead.**

This property is unencumbered except for restrictions, dedications, conditions, reservations, easements and other matters shown and recorded in Plat Book 4860, Page 723, revised by Book 6236, page 263; covenants, conditions and restrictions as set forth in Deed recorded in Deed Book 4860, Page 25; Restriction Agreement and Right of First Refusal of record in Book 11162, Page 67; all of record in the Register's Office of **Davidson County**, Tennessee; and **2021 Davidson County**, Tennessee real estate taxes and is being conveyed subject to those taxes and real estate taxes and assessments for all subsequent years.

TO HAVE AND TO HOLD this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee and Grantee's successors, heirs and assigns forever; and Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the land is unencumbered, unless otherwise stated in this deed; and Grantor does further covenant and bind Grantor and Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the Grantee and Grantee's successors, 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.

IN WITNESS the Grantor's hand in Travis County, State of Texas on this 2 day of Nov, 2020.

GRANTORS:
MESA VERDE ASSETS, LLC
By: Main Street Renewal, LLC
Its: Authorized Signor

By: Alyson Cimino
Its: Closing Manager

STATE OF Texas
COUNTY OF Travis

Before me, the undersigned Notary Public, of the State and County aforesaid, personally appeared **Alyson Cimino** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the authorized signor of **MESA VERDE ASSETS, LLC** the within named bargainor, a limited liability company, and that she as such authorized signor, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as such signor.

WITNESS my hand and seal, at office in Travis **County**, State of Texas this 2 day of Nov, 2020.

Notary Public

My Commission Expires:

1/6/21

ANDREW CIMINO
Notary ID #130951807
My Commission Expires
January 6, 2021

ANDREW CIMINO
Notary ID #130951807
My Commission Expires
January 6, 2021

New Owner Name and Address to:
Regal Homes Co.
290 Ed Harris Rd.
Ashland City, TN 37015

Property Address:
1007 Southside Ave.
Nashville, TN 37203

Mail tax bills to:
Regal Homes Co.
New Owner

Parcel I.D. Numbers:
105-01-0-574.00

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $499,900.00.

AFFIANT

Subscribed and sworn to before me this 2 day of Nov, 2020.

NOTARY PUBLIC

Commission expires: 1/6/21

ANDREW CIMINO
Notary ID #130951807
My Commission Expires
January 6, 2021

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____.

Notary's Seal (If on paper)

