Karen Johnson Davidson County
Batch# 615849 DEEDWARR
04/15/2021 11:47:30 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00
20210415-0050439

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210233647

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $500,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of April, 2021.

Notary Public
My Commission Expires: 8/1/22

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Homeofcapital LLC ~~716 Elysian Fields Road~~ 2818 Bransford Ave Nashville TN 37204	New Owner	Tax Parcel ID No. 132 15 0 029.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Phillip Allan Regen and Douglas William Regen, Co-Trustees of the Regen Family Living Trust dated July 20, 2001** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Homeofcapital, LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 39 on the Map of Elysian Fields, Section II, not of record, and described as follows:

Beginning at a point in the Northerly margin of Elysian Fields Road, the common corner of Lots 39 and 40; thence with the line between said lots Northerly 335 feet to a point; thence Easterly 90.2 feet to the common Northerly corner of Lots 38 and 39; thence with the line between said lots Southerly 335 feet to a point in the Northerly margin of Elysian Fields Road; thence with the margin of said Road Westerly, along a slight curve, 175 feet to the beginning.

Being the same property conveyed to Regen Family Living Trust, by QuitClaim Deed from William Powell Regen, III, of record in Instrument No. 20011002-0106309, in the Register's Office of Davidson County, Tennessee, dated September 27, 2001 and recorded on October 2, 2001.

Being the same property conveyed to William Powell Regen, III, by QuitClaim Deed from Marjorie Charles Regen, of record in Book 8951, Page 880, in the Register's Office of Davidson County, Tennessee, dated May 4, 1993 and recorded on May 18, 1993.

Being the same property conveyed to William Powell Regen, III and wife, Marjorie Charles Regen, by Warranty Deed from Denzil Y. Causey and wife, Lena Eddy Causey, of record in Book 2346, Page 639, in the Register's Office of Davidson County, Tennessee, dated March 1, 1955 and recorded on March 18, 1955.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1715, Page 151, Book 1788, Page 108 and Book 1814, Page 370.
No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 716 Elysian Fields Road Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 executed this instrument on this 14th day of April, 2021.

Regen Family Living Trust dated July 20, 2001

BY: Phillip Allan Regen, Co-Trustee

BY: Douglas William Regen, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Phillip Allan Regen and Douglas William Regen, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Co-Trustees for Regen Family Living Trust dated July 20, 2001, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 14th day of April, 2021.

Notary Public
My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

I, Andy Maloney, 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

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of TN
County of Davidson

Personally. appeared before me, Laura Jane Shoun, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 10/26/24