Instr:200007260073985 Page: 1 OF 2
REC'D FOR REC 07/26/2000 3:03:04PM
RECORD FEE: $10.00
M. TAX: $0.00 T. TAX: $0.00

RE-RECORD IN CORRECT COUNTY.

BK 2008 PG 123

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 7th day of June, 2000.

Notary Public

My Commission Expires: 12-23-2001

WILLIAM S. CARMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

file

ADDRESS NEW OWNER(S) AS FOLLOWS:
Newport, LLC
6512 Windy Hill Court
Brentwood, Tennessee 37027

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 172-13-B-014.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Regent Development, LLC (formerly known as McEwen Development, LLC)**, hereinafter referred to as Grantor, hereby transfers and conveys to **Newport, LLC,** hereinafter referred to as Grantee, its 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 No. 14 on the Plan of Windyhill Subdivision of record at instrument #200005230051445, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to McEWEN DEVELOPMENT, LLC by deed from Steven L. Bair and wife, Ronna E. Baird of record in Book 11659, page 388, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

County taxes for the year 2000 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

Plan of record at instrument #200005230051445, Register's Office for Davidson County, Tennessee.

Ownership Certificated shows Book 11659, page 390, when it should show Book 11659, page 388, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record at instrument #200004140037730, Register's Office for Davidson County, Tennessee.

Electrical Permit of record in Book 6504, page 346, Register's Office for Davidson County, Tennessee.

Restrictive Covenants contained in Book 56, page 453; Book 4148, page 271; Book 4148, page 285; and instrument #200003100025047, Register's Office for Davidson County, Tennessee.

Homeowners' Association Charter of record at instrument #200003100025046, Register's Office for Davidson County, Tennessee.

Articles of Amendment of record at instrument #200003160026959, Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

This is improved property known as 6512 Windy Hill Court, Brentwood, Tennessee 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, its 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 this 7th day of June, 2000.

Regent Development, LLC

By: Rick Blackburn

Its: Secretary

State of Tennessee, County of WILLIAMSON
Received for record the 08 day of
JUNE 2000 at 8:50 AM. (RECH 372881)
Recorded in official records
Book 2008 Pages 123- 124

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rick Blackburn, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, who acknowledged that he is the Secretary of Regent Development, LLC and who further acknowledged that he executed the forgoing instrument for the purposes therein contained by signing his name as the Secretary of Regent Development, LLC.

Witness my hand and official seal this 7th day of June, 2000.

William S. Carman
Notary Public

WILLIAM S. CARMAN NOTARY PUBLIC AT LARGE WILLIAMSON TENN.

12-23-00
My Commission Expires

Notebook 64 Page 124
01913-J State Tax $ 294.15 Clerks Fee $ 1.00,
Recording $ 10.00, Total $ 305.15,
Register of Deeds SADIE WADE
Deputy Register KAREN OWENS