Mail

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$58,500.00~~. 54,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of April, 2001.

Notary Public

My Commission Expires: 2/23/2002

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/07/01 11:49 2pgs
Fees:11.00 Taxes:201.65
20010507-0046746

THIS INSTRUMENT WAS PREPARED BY

SETTLEMENT SERVICE OF TENNESSEE, LLC
121 First Avenue South, Suite 210
Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Windsor Homes, Inc.
804 Wickshire Drive
Brentwood, TN 37027

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 172-10-b-1

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 **Windsor Homes, Inc.**, hereinafter referred to as Grantee, her 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.1 on the Plan of Christiansted Valley Subdivision, Phase I, Revision 1 of record at instrument #20010209-0012852, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being part of the same property conveyed to McEWEN DEVELOPMENT, LLC by deeds of record in Book 11606, page 851; Book 11606, page 859; Book 11606, page 863; Book 11426, page 29; and Book 11432, page 104, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Plan of record at instrument # 20010209-0012852, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 11628, page 8, Register's Office for Davidson County, Tennessee.

Restrictive Covenants contained in Instrument #199912210305559 and #200007280074515, Register's Office for Davidson County, Tennessee.

Homeowners' Association Charter of record at instrument #199912210305561, Register's Office for Davidson County, Tennessee.

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

All matters on the old plat of record in Plat Book 1, page 95, Register's Office for Davidson County, Tennessee.

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

This is unimproved property known as Lot 1, Christiansted Valley Subdivision, Nashville, Tennessee 37211

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**, her 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**, her 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 30th day of April, 2001.

Regent Development, LLC

By: Rick Blackburn
Rick Blackburn
Its: Vice President

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 Vice President of Regent Development, LLC and who further acknowledged that he executed the foregoing instrument for the purposes therein contained by signing his name as the Vice President of Regent Development, LLC.

Witness my hand and official seal this 30th day of April, 2001.

Notary Public

8/23/2002
My Commission Expires