Davidson County DEEDWARR
Recvd: 10/17/01 14:32 2pgs
Fees:13.00 Taxes:316.35

20011017-0113223

BOX 44

THIS INSTRUMENT PREPARED BY: **Wesley D. Turner** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $85,500.00. Charles A Sernaffo III **Affiant** Subscribed and sworn to before me, this 16th day of October, 2001. Wesley D. Turner Notary Public My Commission Expires:

Address New Owner As Follows:
Belmont Homes, L.L.C.
107 Green Meadows Drive
Hendersonville, TN 37075

Send Tax Bills To:
SAME

Map-Parcel Number:
172-13-B-18

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **REGENT DEVELOPMENT, LLC, a Tennessee limited liability company, formerly MCEWEN DEVELOPMENT, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **BELMONT HOMES, L.L.C., a Tennessee limited liability company**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Windyhill, of record as Instrument No. 200005230051445, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to McEwen Development, LLC, by deed from Steven L. Baird and wife, Ronna E. Baird, of record in Book 11659, page 388, Register's Office for Davidson County, Tennessee, the said McEwen Development, LLC, having changed its name to Regent Development, LLC as evidenced by Articles of Amendment of the Articles of Organization of McEwen Development, LLC, of record as Instrument No. 200003160026959, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2001 Metro taxes, a lien, but not yet due and payable, which have been prorated and paid at closing.

1. Matters as shown on the Plan of record as Instrument No. 200005230051445, Register's Office for Davidson County, Tennessee.

2. Restrictive covenants of record in Book 4148, page 271 and in Book 4148, page 285, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions, and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 200003100025047, Register's Office for said County.

4. Charter of Windy Hill Homeowner's Association, Inc. of record as Instrument No. 200003100025046, Register's Office for said County.

This is improved property known as Lot No. 18 of Windyhill, Brentwood, TN 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 successors and assigns, forever; and it covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person 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 16th day of October, 2001.

REGENT DEVELOPMENT, LLC,
a Tennessee limited liability company

By: Rick Blackburn
Rick Blackburn, Vice-President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RICK BLACKBURN**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **VICE-PRESIDENT** of the maker or a constituent 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 16th day of October, 2001.

Wesley D. Turner
Notary Public

My Commission Expires: 3/28/2003

WESLEY D. TURNER NOTARY AT LARGE STATE OF TENNESSEE

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