10492

(1)
Box 36

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/26/04 14:24 2pgs
Fees:13.00 Taxes:847.30
20040126-0009854

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $229,000.00.

Affiant

Subscribed and sworn to me 24rd day of January, 2004.

NOTARY PUBLIC

RICHARD W. SEBASTIAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
May 30, 2004
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #19892

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Regent Homes, LLC 6026 Nolensville Road Nashville, TN 37211	SAME	173-9-A-230 CO (Lot 171) 173-9-A-231 CO (Lot 172) 173-9-A-232 CO (Lot 173) 173-9-A-233 CO (Lot 174) 173-9-A-234 CO (Lot 175) 173-9-A-235 CO (Lot 176)

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Lenox Village I, LLC, a Tennessee limited liability company, hereinafter called **"GRANTOR,"** have bargained and sold, and these presents does transfer and convey unto Regent Homes, LLC, a Tennessee limited liability company, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 171, 172, 173, 174, 175 and 176 on the plan of Lenox Village, Phase "E", of record as Instrument No. 20040109-0003952, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lenox Village I, LLC by deed from The Lord's Chapel Church through its Trustees being Louis T. Hart, Trustee, Chet Leone, Trustee and James Wesley Jones, Trustee, dated November 15, 2001 and of record as Instrument No. 20011126-0128689, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2004 Davidson County taxes which have been prorated by the parties and assumed by the Grantee; and
2. Matters shown on plan of record as Instrument No. 20040109-0003952, Register's Office for Davidson County, Tennessee; and
3. Charter of the Lenox Neighborhood Association, Inc., of record as Instrument No. 20020412-0045831, Register's Office for Davidson County, Tennessee; and
4. Master Deed and Restrictions of record as Instrument No. 20020315-0032825, in said Register's Office and Supplemental Master Deed Restrictions of record as Instrument No. 20021226-0158459, in said Register's Office; and

5. Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of record as Instrument No. 20020315-0032826 in said Register's Office, and Supplemental Declaration of Charter of record as Instrument No. 20021226-0158458, in said Register's Office; and
6. Stormwater Detention Agreement granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7361, page 230 and as Instrument No. 20020408-0042676, Register's Office for Davidson County, Tennessee; and
7. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as unimproved property: Lots 171, 172, 173, 174, 175 & 176, Lenox Village, Phase E, Nashville, Davidson County, Tennessee.

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 GRANTOR does covenant 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 GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE their successors 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 our hands on January 23, 2004.

Lenox Village, I, LLC, a Tennessee Limited Liability Company:

By: _____

Title: Secretary

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sec., (Officer) of Lenox Village I, LLC, a Tennessee limited liability company, the within named bargainor, and that he, as Sec., (Officer) of the limited liability company, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Sec of the limited liability company.

WITNESS my hand and official seal at Nashville, Tennessee, the day and year first above written.

_____
Notary Public

My commission expires: 5/30/2004

F: Bobbie\Regentdev-warrantydeed (19892)

RICHARD W. SEBASTIAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
May 30, 2004
STATE OF TENNESSEE