19908

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BOX 36

Davidson County DEEDWARR
Recvd: 02/03/04 14:39 3pgs
Fees:18.00 Taxes:793.84

20040203-0013095

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $214,550.00.

Affiant

Subscribed and sworn to me on January 30, 2004.

NOTARY PUBLIC

W. CARL SPINING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

NOTARY PUBLIC
AT LARGE
W. Carl Spining
My Commission Expires
July 24, 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 #19908SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kevin J. Collins Kimberly Collins 6832 Sunnywood Drive Nashville, TN 37211	Union Planters Bank, N.A. P.O. Box 1718 Memphis, TN 38101-1718	173-9-A-150 CO

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, Regent Development, LLC, d/b/a Regent Homes, a Tennessee Limited Liability Company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents do transfer and convey unto Kevin J. Collins and wife, Kimberly Collins, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 206 as shown on the plan of Section Two, Lenox Village II, of record as Instrument No. 20030203-0014134, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Regent Development, LLC d/b/a Regent Homes by deed from Lenox Village II, LLC, a Tennessee Limited Liability Company, of record as Instrument No. 20031010-0150909, 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 Grantees; and
2. 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; and
3. All matters shown on plan of record as Instrument No. 20030203-0014134, Register's Office for Davidson County, Tennessee; and

4. Declarations of Covenants, Conditions and Restrictions, of record as Instrument No. 20020315-0032826, as amended in Instrument No. 20021226-0158458, Register's Office for Davidson County, Tennessee.
5. Easement for sanitary sewer, storm drainage and water main with appurtenances of record in Instrument No. 20010918-0100850 and Instrument No. 20010918-0100852, Register's Office for Davidson County, Tennessee.
6. Easement for storm drainage agreement of record in Instrument No. 20020722-0087469, Register's Office for Davidson County, Tennessee.
7. Stormwater detention agreement of record in Instrument No. 20020628-0078164, Register's Office for Davidson County, Tennessee.
8. Charter of Homeowner's Association of record in Instrument No. 20010412-0045831, Register's Office for Davidson County, Tennessee.
9. Master Deed Restrictions for Lenox Village of record as Instrument No. 20020315-0032825 as supplemented by Instrument No. 20021226-0158459, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 6832 Sunnywood Drive, Nashville, TN 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 GRANTEES, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES 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 GRANTEES, their 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 our hands on January 30, 2004.

Regent Development, LLC, d/b/a Regent Homes, a Tennessee Limited Liability Company:

By: _____

Title: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared David McGowan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager of Regent Development, LLC d/b/a Regent Homes, the within named bargainor, a Tennessee Limited Liability Company, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Chief Manager.

Witness my hand and official seal on January 30, 2004.

NOTARY PUBLIC

My Commission Expires: W. CARL SPINING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
W. Carl Spining
My Commission Expires
July 24, 2004
STATE OF TENNESSEE