19998

1
Box 36

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/01/04 14:20 3pgs
Fees:18.00 Taxes:432.90

20040401-0036832

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $117,000.00.

Rick Blackburn
Affiant

Subscribed and sworn to me on March 31, 2004.

NOTARY PUBLIC

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

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
May 26, 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 #19998SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Regent Homes, LLC 6026 Nolensville Road Nashville, TN 37211	SAME	136-15-B-163 CO (Lot 107) 136-15-B-164 CO (Lot 105) 136-15-B-165 CO (Lot 103) 136-15-B-166 CO (Lot 101)

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 (formerly McEwen Development, LLC), a Tennessee Limited Liability Company, hereinafter called **"GRANTOR,"** has bargained and sold, and by 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 Unit Nos. 101, 103, 105 and 106 as shown on the Plan of Smith Springs Townhomes, Phase 3, of record as Instrument No. 20040319-0031383 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.
>
> Being part of the same property conveyed to McEwen Development, LLC, a Tennessee Limited Liability Company, by Deed from Fred Ritter of record in Book 11267, page 539, in the Register's Office for Davidson County, Tennessee. The said McEwen Development, LLC, is now known as Regent Development, LLC, pursuant to Articles of Amendment of record as Instrument No. 20000316-0026959 in said Register's Office.

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

1. 2004 Davidson County taxes which have been assumed by the Grantee; and

2. Matters shown on plan of record as Instrument No. 20040319-0031383, Register's Office for Davidson County, Tennessee; and
3. Declaration of Covenants, Conditions and Restrictions of record in Book 11666, page 151, as supplemented by Instrument No. 20010730-0080392, Instrument No. 20030115-0006563, Register's Office for Davidson County, Tennessee; and
4. Articles of Incorporation for Homeowner's Association of record in Book 11666, page 149, and By-Laws of record in Book 11666, page 191, in said Register's Office;
5. Storm Water Detention Agreement of record in Book 11540, page 482, Register's Office for Davidson County, Tennessee; and
6. 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 located at Lot Nos. 101, 103, 105 and 106, Smith Springs Townhomes, Phase 3, Davidson County, TN.

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, its 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 March 31, 2004.

Regent Development, LLC, a Tennessee Limited Liability Company:

By: _____

Title: Chief Mgr

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared David C. McGowan Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself/herself to be the Chief Mgr of REGENT DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, and that he as such Chief Mgr executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as .

Witness my hand, at office, this 31st day of March 2004.

Notary Public

My commission expires: 5/30/2004

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