20627

Davidson County DEEDWARR
Recvd: 12/28/04 14:47 3pgs
Fees:18.00 Taxes:653.05

20041228-0153170

(1)
Box 36

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 $176,500.00.

Affiant

Subscribed and sworn to me on December 22, 2004.

NOTARY PUBLIC

My Commission Expires: 3/26/05

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20514SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Regent Homes, LLC 6026 Nolensville Road Nashville, TN 37211	SAME	173-9-A-262 CO (Lot 217) 173-9-A-261 CO (Lot 218) 173-9-A-126 CO (Lot 230)

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Lenox Village I, LLC, a Tennessee Limited Liability Company (as to Tract I) and Lenox Village II, LLC, a Tennessee Limited Liability Company (as to Tract II), 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:

Tract I:

Land in Davidson County, Tennessee, being Lot Nos. 217 & 218, on the Plan of Lenox Village, Phase "E", as of record in Instrument No. 20040109-0003952, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a part of the same property conveyed to Lenox Village I, LLC, by Deed from Louis J. Resha, Jr., Raymond M. Resha and SunTrust Bank, a Georgia corporation (successor in interest to SunTrust Bank, Nashville, N.A.), as Successor Trustee under the Last Will and Testament of Annie Davis Resha, of record as Instrument No. 20010703-0070464), Register's Office for Davidson County, Tennessee.

Tract II:

Land in Davidson County, Tennessee, being Lot No. 230 on the plan of Lenox Village II, Section One, of record as Instrument No. 20030106-0001756, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Lenox Village II, LLC, a Tennessee Limited Liability Company by deed from Hurley-Y, a Tennessee general partnership, of record as Instrument No. 20020404-0041445, Register's Office for Davidson County, Tennessee.

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

1. 2005 Davidson County taxes which have been assumed by the Grantee (Tracts I & II); and
2. Matters shown on plan of record as Instrument No. 20040109-0003952, Register's Office for Davidson County, Tennessee (Tract I); and
3. Matters shown on plan of record as Instrument No. 20030106-0001756, Register's Office for Davidson County, Tennessee (Tract II); and
4. Master Deed and Restrictions of record as Instrument No. 20020315-0032825, and Supplement Master Deed Restrictions of record as Instrument No. 20021226-0158459, Register's Office for Davidson County, Tennessee (Tracts I & II); and
5. Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of record as Instrument No. 20020315-0032826, and Supplemental Declaration of Charter of record as Instrument No. 20031212-0178492, Register's Office for Davidson County, Tennessee (Tracts I & II); and
6. Storm 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 (Tracts I & II); and
7. Charter of Lenox Village Neighborhood Association, Inc., of record as Instrument No. 20020412-0045831, Register's Office for Davidson County, Tennessee (Tracts I & II); and
8. Easement for sanitary sewers and/or storm drainage, of record as Instrument No. 20010918-0100850, and Instrument No. 20010918-0100582, Register's Office for Davidson County, Tennessee (Tract II); and
9. Storm water detention agreement of record as Instrument No. 20020722-0087469 and Instrument No. 20020628-0078164, Register's Office for Davidson County, Tennessee (Tract II); and
10. 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 (Tracts I & II).

This property is also known as improved properties known as Lot 217, Lenox Village, Phase E, Nashville, TN 37211; Lot 218, Lenox Village, Phase E, Nashville, TN; and Lot 230, Lenox Village II, Section I, Nashville, 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 December 22, 2004.

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

By: Rick Blackburn

Title: Secretary

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

By: Rick Blackburn

Title: Secretary

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared Rick Blackburn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Secretary (Officer) of Lenox Village I, LLC, a Tennessee limited liability company, the within named bargainor, and that he, as Secretary (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 Secretary of the limited liability company.

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

Bobbie Causey
Notary Public

My Commission Expires: 3/26/05

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared Rick Blackburn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Secretary (Officer) of Lenox Village II, LLC, a Tennessee limited liability company, the within named bargainor, and that he, as Secretary (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 Secretary of the limited liability company.

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

Bobbie Causey
Notary Public

My Commission Expires: 3/26/05