(2)

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF FEBRUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: ~~May 28, 2006.~~ 11-24-07

(AFFIX SEAL)

PATRICIA H. ERSKINE NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

Davidson County DEEDWARR
Recvd: 03/09/05 10:27 2 pg
Fees:13.00 Taxes:490.25

20050309-0026104

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Cassandral Cambric | Countrywide Home Loans | 136-15B-163 CO |
| (NAME) | (NAME) | |
| 3401 Anderson Road, Unit 107 | 3011 Armory Drive | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Nashville, TN 37204 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Regent Homes, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cassandral Cambric, unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain property in Davidson County, TN, described as Unit No. 107 of a Smith Springs Townhomes located on Anderson Road, in Antioch, TN, together with Easements as shown on the plat of a Horizontal Property Regime (Private Element), Phase 3, Smith Springs Townhomes, recorded in Instrument No. 20040319-0031383, said Register's Office, and described in a Declaration of Covenants, Conditions & Restrictions as recorded in Book 11666, page 151 as supplemented in Instrument No. 20010730-0080392 and Instrument No. 20030115-0006563, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Smith Springs Townhomes, contained in the Declaration of Covenants, Conditions & Restrictions and By-Laws appended thereto, recorded in Book 11666, page 191, said Register's Office, are incorporated herein and made a part hereof the same as though copied herein.

Being part of the same property conveyed to Regent Homes, LLC, a Tennessee Limited Liability Company, by deed of record in Instrument No. 20040401-0036832 and re-recorded in Instrument No. 20040823-0101604, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 3401 Anderson Rd. Townhome 107, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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 my hand this 15th day of February, 2005.

Regent Homes, LLC

By:
David C. McGowan, Chief Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared David C. 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 the Chief Manager of Regent Homes, LLC 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 corporation by himself as Chief Manager.

Witness my hand and official seal at Nashville, Tennessee this 15th day of February, 2005.

Commission expires: May 28, 2006

LaTrece McAdoo

Notary Public

LaTrece McAdoo
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE
My Commission Expires MAY 28, 2006

**RECORDERS MEMO**
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED