(1)

RECORD & RETURN TO:
FILE BOX 36, Davidson County

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/25/05 13:56 2 pg
Fees:13.00 Taxes:998.63
20050425-0045745

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $269,900.00.

Affiant

Subscribed and sworn to me on April 22, 2005.

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20685

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Jonathan Edward Barcroft & Roxanne Orange Barcroft 8328 Saint Danasus Drive Nashville, TN 37211 | SAME | 173-9-A-261 CO |

**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, Regent Homes, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTOR,"** have bargained and sold, and by these presents do transfer and convey unto Jonathan Edward Barcroft and wife, Roxanne Orange Barcroft, hereinafter called **"GRANTEES,"** their heirs 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 No. 218 on the plan of Lenox Village, Phase "E", of record as 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 portion of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company, by Deed from Lenox Village I, LLC, a Tennessee limited liability company, of record as Instrument No. 20041228-0153170, 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 prorated by the parties and assumed by the Grantees; 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. Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of record as Instrument No. 20020315-0032826, Register's Office for Davidson County, Tennessee; and
5. Master Deed Restrictions of record as Instrument No. 20020315-0032825, Register's Office for Davidson County, Tennessee; and
6. Storm Water Detention Agreement 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 improved property located at 8328 Saint Danasus 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 April 22, 2005.

**Regent Homes, LLC, a Tennessee Limited Liability Company:**

**By:** Ruth 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 RUTH 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 Regent Homes, 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.

Notary Public

My commission expires: 3/22/08