File #200590393

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of April, 2005.

Notary Public

MY COMMISSION EXPIRES: 2-20-07

(AFFIX SEAL)

LYNN F. VAUGHT COMMISSION EXP. Notary Public At Large 02-20-2007 RUTHERFORD COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 1535 West Northfield Blvd., Suite 16, Murfreesboro, TN 37129

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Regent Homes, LLC	SAME	Map: 136-15-B-154,155,156,157
(NAME)	(NAME)	
(ADDRESS) 6026 Nolensville Pike	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 04/29/05 14:14 2 pgs
Fees:13.00 Taxes:296.00

20050429-0047945

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **REGENT DEVELOPMENT, LLC, a Tennessee limited liability company,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **REGENT HOMES, LLC, a Tennessee limited liability company,** hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Unit Nos. 119, 121, 123 and 125, on the Plan of A Horizontal Property Regime (Private Element), Phase 3, Smith Springs Townhomes, as shown by plat appearing of record in Instrument No. 20040319-0031383, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said units.

Being a portion of the same property conveyed to McEwen Development, LLC, a Tennessee Limited Liability Company by Warranty Deed dated November 30, 1998 of record in Book 11267, Page 539 and by Warranty Deed dated June 1, 1999 of record in Book 11536, Page 885, Register's Office for Davidson County, Tennessee. The said McEwen Development, LLC, a Tennessee Limited Liability Company is now known as Regent Development, LLC as evidenced by Articles of Amendment dated March 1, 2000 of record in Instrument No. 20000316-0026959, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Declaration of Covenants, Conditions and Restrictions and By-Laws of record in Book 11666, Page 151, Instrument No. 20030115-0006563 and Instrument No. 20050301-0022516; Charter of Homeowners' Association of record in Book 11666, Page 149; Storm Water Detention Agreement of record in Book 11540, Page 482; all matters shown on plat of record in Instrument No. 20040319-0031383; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved (X)

This is improved ( ) property, known as Units 119, 121, 123 and 125, Smith Springs, Antioch, TN
(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 GRANTEE, its successors and assigns forever; and Grantor covenants 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenants and binds 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 this 26th day of April, 2005.

Regent Development, LLC

BY: _____

David C. McGowan, Jr.

Chief Manager

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, 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, acknowledged himself to be the Chief Manager of Regent Development, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and official seal, this 26th day of April, 2005.

Lynn F. Vaught

Notary Public

My Commission Expires: 2-20-07

LYNN F. VAUGHT
COMMISSION EXP
Notary Public At Large
02-20-2007
RUTHERFORD COUNTY, TN

(SEAL)

Mail After Recording To:

Southern Title Services
1535 West Northfield Blvd., Suite 16
Murfreesboro, TN 37129