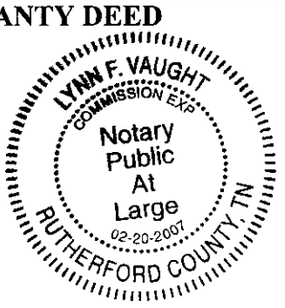
File No. [redacted]2091

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES: February 20, 2007.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/19/05 10:09 2 pgs
Fees:13.00 Taxes:536.50

20050719-0083586

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Regent Homes, LLC	Regent Homes, LLC	Part of 173-00-0-073.00 & Part of 173-00-0-220.00
(NAME) 6026 Nolensville Pike	(NAME) 6026 Nolensville Pike	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Lenox Village I, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), 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(S), 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 Lot Nos. 306, 307, and 336, on the Plan of Phase Five, Lenox Village, as shown by plat appearing of record in Instrument No. 20050120-0007427, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lots.

Being part of the same property conveyed to Lenox Village I, LLC, a Tennessee limited liability company by Special Warranty Deeds dated May 26, 2004 of record in Instrument No. 20040526-0062218 and in Instrument No. 20040526-0062219, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions, By-Laws and Restrictions of record in Instrument No. 20020315-0032826, Instrument No. 20040526-0062220, as corrected in Instrument No. 20050113-0005133; Master Deed of record in Instrument No. 20020315-0032825 and in Instrument No. 20040526-0062221; Charter of Homeowners' Association of record in instrument No. 20020412-0045831; Storm Water Detention Agreement of record in Instrument No. 20040305-0025146; Sanitary Sewer and/or Storm Drainage Easement of record in Instrument No. 20010918-0100851 and in Instrument No. 20010918-0100849; all matters shown on the plan of record in Instrument No. 20050120-0007427; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as Lots 306,307 and 336, Lenox Village, Nashville, 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(S), its successors and assigns forever; and Grantor coveannts with the said GRANTEE(S) 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 it 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(S), its successors 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 8th day of July, 2005.

Lenox Village I, LLC

By: Rick Blackburn

Rick Blackburn, Secretary

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of the 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 the Secretary of Lenox Village I, LLC, the within named bargainor, a limited liability company, and that he as such Secretary, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Secretary.

Witness my hand at office this 7th day of July, 2005.

Commission expires: February 20, 2007

Lynn F. Vaught Notary Public

File Number: [redacted]2091

RETURN TO:

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

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