RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/26/05 10:58 2 pgs
Fees:13.00 Taxes:388.13
20050826-0102325

STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $104,900.00.

Affiant

Subscribed and sworn to me on August 23, 2005.

NOTARY PUBLIC

7/8/07

RHONDA M. SCHNEIDER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20967

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Dallas Hammett & Cathy Daniel Hammett 3401 Anderson Road #96 Antioch, TN 37013	2203 Springdale Drive Franklin, TN 37064	136-15-0-B 141 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 Dallas Hammett and wife, Cathy Daniel Hammett, 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 Unit No. 96 as shown on the Plan of Smith Springs Townhomes, Phase 3, of record as Instrument No. 20040319-0031383 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being a portion of the same property conveyed to Regent Homes, LLC, by Deed from Regent Development, LLC, of record as Instrument No. 20050222-0019104, in the 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 Grantee; and
2. Matters shown on plan of record as Instrument No. 20040319-0031383 in the Register's Office for Davidson County, Tennessee; and
3. Declaration of Covenants, Conditions and Restrictions of record in Book 11666, page 151, as supplemented by Instrument No. 20010730-0080392, Instrument No. 20030115-0006563, and Instrument No. 20050301-0022516, in said Register's Office; and
4. Articles of Incorporation for Homeowners' Association of record in Book 11666, page 149, and By-Laws of record in Book 11666, page 191, in said Register's Office; and
5. Stormwater Detention Agreement of record in Book 11540, page 482, in said Register's Office; and

6. 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 3401 Anderson Road #96, Antioch, TN 37013.

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 August 23, 2005.

Regent Homes, LLC, a Tennessee Limited Liability Company:

By: _____

Title: _____

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

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

RICHARD W. SEBASTIAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
March 22, 2008
STATE OF TENNESSEE

Return To:
Middle Tennessee Escrow Co., LLC
120 Anderson Lane
Hendersonville, TN 37075
TEL (615) 264-8727
FAX (615) 264-8716