Davidson County DEEDWARR
Recvd: 09/13/05 13:19 2 pgs
Fees:13.00 Taxes:499.50
20050913-0109982

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, TN 37027
(615) 371-0800

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel No.
Regiment Builders, LLC	Owner	086100B12000CO
1085 Kathryn Road		086100B12100CO
Mt. Juliet, Tennessee 37122		086100B12200CO
		086100B12300CO
		086100B12400CO

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $135,000.00

BARBARA S. LAMB STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN My Commission Expires July 26, 2009

Affiant

Subscribed and sworn to before me this 25 day of August, 2005.

Notary Public

My Commission Expires

July 26, 2009

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FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **HERMITAGE DEVELOPERS, INC., a Tennessee corporation,** ("Grantor") by these presents does hereby transfer, sell and convey to **REGIMENT BUILDERS, LLC., a Tennessee limited liability company,** ("Grantee") its successors and assigns, a certain tract or parcel of real property located in DAVIDSON County, State of Tennessee, and all improvements located thereon (such land and improvements are hereinafter collectively referred to as the "Property"), more particularly described as follows:

Land in the 12th Councilmanic District of Nashville, Davidson County, Tennessee, BEING Unit No. 120, Unit No. 121, Unit No. 122, Unit No. 123 and Unit No. 124 on the plan of Noel Cove Townhomes, of record in Instrument #20030924-0141428, Register's Office for Davidson County, Tennessee, reference to said instrument is hereby made for a more complete description thereof.

Being part of the same property conveyed to Hermitage Developers, Inc., a Tennessee corporation, by deeds of record as Instrument No. 20021231-0162617, and Instrument No. 20021231-0162618, Register's Office for Davidson County, Tennessee.

This is unimproved property located at 4061 Dodson Chapel Road, Nashville, TN.

This conveyance is subject to: current property taxes; all zoning and subdivision regulations of the appropriate governmental body along with easements of record and other easements and right of ways of public roads and utilities; all matters showing on the Plans of record, Restrictive covenants contained in instruments of record, Register's Office for Davidson County, Tennessee.

For the same consideration, Grantor further transfers to Grantee all of Grantor's rights, title and interests (if any) appurtenant solely to the Property (including any rights of Grantor to water service, sewer service and other utility services) without warranty of any kind, either express or implied, except that Grantor has not previously transferred the same to any other party.

This Warranty and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to the matters described herein, to the extent the same are validly existing and applicable to the Property (herein referred to collectively as the "Permitted Encumbrances")

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

AND the Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered except for those matters herein mentioned.

AND the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said real property to the said REGIMENT BUILDERS, LLC, and its successors and assigns, against the lawful claims of all persons whomsoever lawfully claiming or to claim the same, or any part thereof, subject to the Permitted Encumbrances.

IN WITNESS WHEREOF, I have hereunto set my hand as of this the 25 day of August, 2005.

GRANTOR:

HERMITAGE DEVELOPERS, INC.

By: Dwight Holland Pres
Dwight Holland, President

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Barbara S Lamb, a Notary Public in and for said county and state, the within named **Dwight Holland**, with whom I am personally acquainted and who, upon oath, acknowledged that he executed the within instrument for the purposes therein, and who further acknowledged that he as the President of said Hermitage Developers, Inc., has the authority to act for said corporation by signing his name as President of said corporation.

WITNESS my hand and seal at office on this 25 day of August, 2005.

My Commission Expires:

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Barbara S Lamb
Notary Public

BARBARA S. LAMB
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires July 26, 2009