#20822

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/22/05 13:31 3 pgs
Fees:18.00 Taxes:610.50
20050922-0113933

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $165,000.00.

Bobbie Cooper
Affiant

Subscribed and sworn to me on September 19, 2005.

NOTARY PUBLIC

RICHARD W. SEBASTIAN STATE OF TENNESSEE NOTARY PUBLIC

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

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20822SPB

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Regent Homes, LLC 6026 Nolensville Road Nashville, TN 37211	SAME ADDRESS AS NEW OWNER	173-9-A-337 CO (lot 233) 173-9-A-392 CO (lot 326) 173-9-A-393 CO (lot 327)

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, Lenox Village I, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTOR"** has bargained and sold, and by these presents does transfer and convey unto Regent Homes, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

TRACT 1:

Land in Davidson County, Tennessee, being Lot No. 233 on the Plan of Lenox Village, Phase Four, of record as Instrument No. 20040806-0094784 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being part of the same property conveyed to Lenox Village I, LLC, a Tennessee limited liability company, by Deed from Louis J. Resha, Jr., Raymond M. Resha and SunTrust Bank, a Georgia corporation (successor in interest to SunTrust Bank, Nashville, N.A.), as successor Trustee under the Last Will and Testament of Annie Davis Resha, of record as Instrument No. 20010703-0070464 in the Register's Office for Davidson County, Tennessee.

TRACT 2:

Land in Davidson County, Tennessee, being Lots Nos. 326 and 327 as shown on the Plan of Lenox Village, Phase Five, of record as Instrument No. 20050120-0007427 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 Lenox Village I, LLC, a Tennessee limited liability company, by Deed from McGowan Family Limited Partnership, a Tennessee limited partnership, of record as Instrument No. 20040526-0062218 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 assumed by the Grantee (Tracts 1 & 2); and
2. Matters shown on plan of record as Instrument No. 20040806-0094784, Register's Office for Davidson County, Tennessee (Tract 1); and
3. Matters shown on Plan of record as Instrument No. 20050120-0007427 in said Register's Office. (Tract 2); and
4. Charter of the Lenox Village Neighborhood Association, Inc., of record as Instrument No. 20020412-0045831, said Register's Office; and
5. Master Deed Restrictions of record as Instrument No. 20020315-0032825, Register's Office for Davidson County, Tennessee (Tract 1), and;
6. Master Deed Restrictions of record as Instrument No. 20020315-0032825, as made applicable by Supplemental Master Deed Restrictions of record as Instrument No. 20040523-006221, said Register's Office (Tract 2); and
7. Declaration of Charter, Easements, Covenants and Restrictions of record as Instrument No. 20020315-0032826, Register's Office for Davidson County, Tennessee (Tract 1); and
8. Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of record as Instrument No. 20020315-0032826, as made applicable by Supplemental Declaration of Charter of record as Instrument No. 20040526-0062220, as corrected by Instrument No. 20050113-0005133, in said Register's Office (Tract 2); and
9. Sanitary Sewer and/or Storm Drainage Easement of record in Book 7985, page 449, Register's Office for Davidson County, Tennessee. (Tract 1); and
10. Easement for sanitary sewer, water mains and appurtenances of record as Instrument No. 20011129-0130322, Register's Office for Davidson County, Tennessee (Tract 1); and
11. Easements for sanitary sewer and/or storm drainage of record as Instrument No. 20010918-0100849 and Instrument No. 20010918-0100851, said Register's Office (Tract 2); and
12. Storm Water Detention Agreement of record in Book 7361, page 230 and as Instrument No. 20020408-0042676, said Register's Office (Tract 1); and
13. Stormwater Detention Agreement Easement of record as Instrument No. 20040305-0025146, Register's Office (Tract 2); and

14. Restrictive Covenant for Detached Structure of record as Instrument No. 20050808-0093369 in said Register's Office (Tract 2, Lot No. 327); and
15. 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 (Tracts 1 & 2).

This property is also known as unimproved property located at Lot No. 233, Lenox Village, Phase Four, and Lot Nos. 326 & 327, Lenox Village, Phase Five, all in 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 GRANTEE, its successors and assigns, forever, and GRANTOR does covenant 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 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 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 on September 19, 2005.

Lenox Village I, LLC, a Tennessee limited liability company

By: _____

Its: _____

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared DAVID C. MCGOWAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be CHIEF MANAGER (or other officer authorized to execute the instrument) of Lenox Village, I, LLC, a Tennessee limited liability company the within named bargainor, a limited liability company, and that he as such CHIEF MANAGER 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 on September 19, 2005.

_____
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