03

Realty Title
48-A

RECORD & RETURN TO: Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue, Ste. 102
Nashville, Tennessee 37215

# WARRANTY DEED

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $109,000.00.

Karen McCalla
*Affiant*

Subscribed and sworn to me on September 30, 2005.

Diane K. Mann
NOTARY PUBLIC

My Commission expires: 2/22/2009

Davidson County DEEDWARR
Recvd: 10/05/05 09:07 2 pgs
Fees:13.00 Taxes:403.30
20051005-0119741

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #21076

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Carolyn Florentino<br>3401 Anderson Road, #121<br>Antioch, TN 37013 | OWNER | 136-15-B-156 CO |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, 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,"** has bargained and sold, and by these presents does transfer and convey unto Carolyn Florentino, a single woman, hereinafter called **"GRANTEE,"** her 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. 121 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.

part of

Being the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company, by deed from Regent Development, LLC, a Tennessee limited liability company, of record as Instrument No. 20050429-0047945 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 the Grantees; and
2. 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; and
3. Matters shown on plan of record as Instrument No. 20040319-0031383 in the Register's Office for Davidson County, Tennessee; and
4. Declaration of Covenants, Conditions and Restrictions of record in Book 11666, page 151, as supplemented by Instrument No.

20010730-0080392, and Instrument No. 20030115-0006563 in said Register's Office; and

5. Amendment to the Supplemental Declaration of Smith Springs Townhomes, Phase 3, of record as Instrument No. 20050301-0022516 in said Register's Office; and
6. 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
7. Stormwater Detention Agreement of record in Book 11540, page 482, in said Register's Office.

This property is also known as improved property located at 3401 Anderson Road, #121, 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 GRANTEE, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she 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 themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 September 30, 2005.

**Regent Homes, LLC, a Tennessee Limited Liability Company:**

**By:** Rick Blackburn

**Title:** Secretary

**STATE OF TENNESSEE, COUNTY OF DAVIDSON**

Before me, the undersigned authority, 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, swore to and acknowledged himself to be the Secretary of REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, and that he as such Secretary 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 and official seal on September 30, 2005.

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

NOTARY PUBLIC

My Commission Expires: 3/22/08