File No. 251001040

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/01/05 10:42 2 pgs
Fees:13.00 Taxes:1683.50

20051101-0131782

Bethany Porter
State of Tennessee Notary Public
Rutherford County

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF OCTOBER, 2005.

Bethany Porter
Notary Public

MY COMMISSION EXPIRES: 8/14/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services – Auction Division
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	SAME	P/O 173-00-0-073.00; 173-09-0A-336.00 and P/O 172-00-0-244.00
(NAME)	(NAME)	
6026 Nolensville Road		
(ADDRESS)	(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, 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, HAS BARGAINED AND SOLD, AND BY THESE PRESENT DOES TRANSFER AND CONVEY UNTO Regent Homes, LLC, a Tennessee Limited Liability Company, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I:

Land in Davidson County, Tennessee, being all of Lot Nos. 312, 313, 314, 315 and 316, 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 Instrument No. 20040526-0062219, Register's Office for Davidson County, Tennessee.

TRACT II:

Land in Davidson County, Tennessee, being all of Lot No. 234, on the Plan of Phase Four Lenox Village, as shown by plat appearing of record in Instrument No. 20040806-0094784 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being part of the same property conveyed to Lenox Village I, LLC by Special Warranty Deed dated September 2, 2001 of record in Instrument No. 20010703-0070464, Register's Office for Davidson County, Tennessee.

TRACT III:

Land in Davidson County, Tennessee, being all of Lot Nos. 502, 503, 504, 505 and 506, on the Final Plat, Section 2, The Town Center Homes at Lenox Village, as shown by plat appearing of record in Instrument No. 20050322-0031182, 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 by Special Warranty Deed dated July 2, 2001 of record in Instrument No. 20010703-0070464, Register's Office for Davidson County, Tennessee.

TRACT I:

Declaration of Covenants, Conditions, and Restrictions and By-Laws of record in Instrument No. 20020315-0032826, Instrument No. 20040526-0062220 and corrected in Instrument No. 20050113-0005133; Master Deed of record in Instrument No. 20020315-0032825 and Instrument No. 20040526-0062221; Charter for 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 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.

TRACT II:

Declaration of Covenants, Conditions, and Restrictions and By-Laws of record in Instrument No. 20020315-0032826; Master Deed of record in Instrument No. 20020315-0032825; Charter for Homeowners' Association of record in Instrument No. 20020412-0045831; Storm Water Detention Agreement of record in Instrument No. 20020408-0042676; Sanitary Sewer and/or Storm Drainage Easement of record in Instrument No. 20030923-0140666; all matters shown on the plan of record in Instrument No. 20040806-0094784, all in the Register's Office for Davidson County, Tennessee.

TRACT III:

Declaration of Covenants, Conditions, and Restrictions and By-Laws of record in Instrument No. 20020315-0032826, Instrument No. 20050324-0032209 and Instrument No. 20050815-0096405; Master Deed of record in Instrument No. 20020315-0032825; Charter for Homeowners' Association of record in Instrument No. 20020412-0045831 and Instrument No. 20031016-0153550; Storm Water Detention Agreement of record in Instrument No. 20020408-0042676; Sanitary Sewer and/or Storm Drainage Easement of record in Instrument No. 20030923-0140666; all matters shown on the plan of record in Instrument No. 20050322-0031182; 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 234,312-316 & 502-506,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, ITS SUCCESSORS and assigns forever; and GRANTOR covenants 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 further covenants and binds itself, its successors and representatives, 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 this 27th day of October, 2005.

Lenox Village I, LLC

By: _____

David C. McGowan, Jr., Chief Manager

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared David C. McGowan, Jr., 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 Chief Manager of Lenox Village I, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager, as duly authorized 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 at office this 27th day of October, 2005.

Commission expires: 8/11/09

Bethany Porter

Notary Public

File Number: [redacted]1040

RETURN TO:

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

Bethany Porter
State of Tennessee Notary Public
Rutherford County