20822

(1) B0436

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/04/05 16:01 3 pgs
Fees:18.00 Taxes:1017.50
20051104-0134283

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $275,000.00.

Affiant

Subscribed and sworn to me on October 31, 2005.

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
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20822spc

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 406 CO (Lot 340) 173-9-A 409 CO (Lot 343) 173-9-A 411 CO (Lot 345) 173-9-A 412 CO (Lot 346) 173-9-A 453 CO (Lot 392)

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:

Being Lots Nos. 340, 343, 345 & 346 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.

Being part 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.

TRACT 2:

Being Lot No. 392 as shown on the Plan of Lenox Village, Phase Six, of record as Instrument No. 20050112-0004530 in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Lenox Village I, LLC, by Special Warranty 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.

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; and
2. Matters shown on Plan of record as Instrument No. 20050120-0007427 in the Register's Office for Davidson County, Tennessee (TRACT 1); and
3. Matters shown on plat of record as Instrument No. 20050112-0004530 in the Register's Office for Davidson County, Tennessee (TRACT 2); and
4. Master Deed Restrictions of record as Instrument No. 20020315-0032825, as made applicable by Supplemental Master Deed Restrictions of record as Instrument No. 20040526-006221 in said Register's Office (TRACT 1); and
5. Master Deed Restrictions of record as Instrument No. 20020315-0032825 in said Register's Office (TRACT 2); and
6. 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 1); and
7. Declaration of Charter, Easements, Covenants and Restrictions of record as Instrument No. 20020315-0032826 in said Register's Office (TRACT 2); and
8. Charter of Lenox Village Neighborhood Association, Inc., of record as Instrument No. 20020412-0045831 in said Register's Office (TRACTS 1 & 2); and
9. Stormwater Detention Agreement of record as Instrument No. 20040305-0025146 in said Register's Office (TRACT 1) and;
10. Stormwater Detention Agreement of record as Instrument No. 20020408-0042676 in said Register's Office (TRACT 2) and;
11. 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 unimproved property known as Lot 340 (1425 Alteras Court, Nashville, TN 37211), Lot 343 (1437 Alteras Court, Nashville, TN 37211), Lot 345 (1445 Alteras Court, Nashville, TN 37211) & Lot 346 (1449 Alteras Court, Nashville, TN 37211), all in Lenox Village, Phase 5, & Lot 392 (8676 Gauphin Place, Nashville, TN 37211), Lenox Village, Phase 6).

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 October 31, 2005.

Lenox Village I, 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 LENOX VILLAGE I, 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, at office, this 31st day of October, 2005.

Notary Public

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