20884

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B0436

Davidson County DEEDWARR
Recvd: 03/10/06 15:17 3 pgs
Fees:18.00 Taxes:3330.00

20060310-0028273

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $900,000.00.

Affiant

Subscribed and sworn to me on March 7, 2006.

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 #20884gsp

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	Part of Map 172, Parcel 93

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:

> Land in Davidson County, Tennessee, being Buildings X, Y and Z, as shown on EXHIBIT B to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property known as Section III, The Town Center Homes at Lenox Village, of record as Instrument No. 20060120-0007914 in the Register's Office for Davidson County, Tennessee. Also being part of the same property shown on the Final Subdivision Plat of The Town Center Homes at Lenox Village, Section III, of record as Instrument No. 20060118-0006550, in said Register's Office.
>
> Being a portion of the same property conveyed to Lenox Village I, LLC, by Deed from Lenox Village III, LLC, a Tennessee Limited Liability Company, of record as Instrument No. 20050411-0039805 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following

1. 2006 Davidson County taxes which have been assumed by the Grantee; and

2. Matters shown on plan of record as Instrument No. 20060118-0006550 and as Exhibit B of Instrument No. 20060120-0007914, in the Register's Office for Davidson County, Tennessee; and
3. Master Deed Restrictions of record as Instrument No. 20020315-0032825 as made applicable by Instrument No. 20060120-0007913, as corrected by Instrument No. 20060221-0020352 in said Register's Office; and
4. Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of record as Instrument No. 20020315-0032826 and made applicable by Instrument No. 20060120-0007914, as corrected by Instrument No. 20060221-0020351 in said Register's Office; and
5. Special Covenants and Restrictions for the Town Center Homes at Lenox Village and other Common Maintenance Parcels as set out as Exhibit "C" to the instrument of record as Instrument No. 20031212-017842, Register's Office for Davidson County, Tennessee, and made applicable to the subject property by Instrument No. 20060120-0007914, in said Register's Office; and
6. Charter of the Lenox Village Town Center Association, Inc., of record as Instrument No. 20031016-0153550 in said Register's Office; and
7. Stormwater Detention Agreement of record as Instrument No. 20051221-0152802, in said Register's Office; and
8. Agreement for Dedication of Water Mains and Appurtenances to Metropolitan Government of Nashville and Davidson County, Tennessee, of record as Instrument No. 20030828-0125180, in said Register's Office; and
9. 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 to be known as Building X (Condo Units X-1 through X-12); Building Y (Condo Units Y-1 through Y-12); and Building Z (Condo Units Z-1 through Z-12) Town Center Homes @ Lenox Village, 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 March 7, 2006.

Lenox Village I, LLC, a Tennessee Limited Liability Company:

By: Rick Blackburn

Title: Secretary

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared Rick Burdeau, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Secretary (Officer) of Lenox Village I, LLC, a Tennessee limited liability company, the within named bargainor, and that he, as Secretary (Officer) of the limited liability company, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Secretary of the limited liability company.

WITNESS my hand and official seal at Nashville, Tennessee, the day and year first above written.

Notary Public

My commission expires: 3/22/08

RICHARD W. SEBASTIAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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