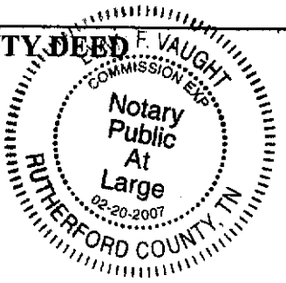
File No. 260201759

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~XXXXXXXX~~ $270,000.00

Rick Blackburn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MARCH, 2006.

Lynn F. Vaught
Notary Public

MY COMMISSION EXPIRES: 2-20-07
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/20/06 13:07 2 pgs
Fees:13.00 Taxes:999.00

20060320-0031701

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	Regent Homes, LLC	Part of 173-00-0-220.00
(NAME) 6026 Nolensville Road	(NAME) 6026 Nolensville Road	
(ADDRESS) Nashville, TN 37211	(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,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS 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:

Land in Davidson County, Tennessee, being all of Lot Nos. 454, 455, 456, 457, 458 and 459, on the Plan of Phase Seven Lenox Village, as shown by plat appearing of record in Instrument No. 200510280130418 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said plat.

Being part of the same property conveyed to Lenox Village I, LLC by Part of Warranty Deed dated July 2, 2001 of record in Instrument No. 200107030070464, and by Quitclaim Deed dated March 4, 2005 of record in Instrument No. 200503070024730, and by Special Warranty Deed dated May, 26, 2004 of record in Instrument No. 200405260062218, all in the Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions, Restrictions, and By-laws of record in Instrument No. 200203150032826; Master Deed of record in Instrument No. 200203150032825; Charter for Homeowners' Association of record in Instrument No. 200204120045831; Storm Water Detention Agreement of record in Instrument No. 200412290154223 and in Instrument No. 200204080042676; Sanitary Sewer Easement as shown of record in Instrument No. 200109180100849, Instrument No. 200109180100851, and Instrument No. 200309230140666; all matters shown on plat of record in Instrument No.200510280130418; 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 Lot 454-459, Lenox Village, Nolensville, 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 9th day of March, 2006.

Lenox Village I, LLC

By: Rick Blackburn
Rick Blackburn, Secretary

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, 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, acknowledged himself to be the Secretary, of Lenox Village I, LLC, the within named bargainor, a limited liability company, and that he as such Secretary, as duly authorized 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 9th day of March, 2006.

Commission expires: 2-20-07

Lynn F. Vaught
Notary Public

File Number: 260201759

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

