20822

Davidson County DEEDWARR
Recvd: 03/29/06 13:44 3 pgs
Fees:18.00 Taxes:1502.20
20060329-0035709

(1)
Bk436

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 $406,000.00.

Affiant

Subscribed and sworn to me on March 24, 2006.

NOTARY PUBLIC

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
January 24, 2009
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 #20822spg

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 387 CO (Lot 321) 173-9-A 388 CO (Lot 322) 173-9-A 389 CO (Lot 323) 173-9-A 390 CO (Lot 324) 173-9-A 486 CO (Lot 468) 173-9-A 538 CO (Lot 473) 173-9-A 539 CO (Lot 474) 173-9-A 540 CO (Lot 475)

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 No. 1:

Land in Davidson County, Tennessee, being Lot Nos. 321, 322, 323 & 324 on the Plan of Lenox Village, Phase Five of record as Instrument No. 20051020-0007427, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being a portion 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, Register's Office for Davidson County, Tennessee.

Tract No. 2:

Land in Davidson County, Tennessee, being Lots Nos. 468, 473, 474 & 475 on the plan of Lenox Village, Phase Seven, of record as Instrument No. 20051028-0130418, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being a portion 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 and as Instrument No. 20050307-0024730, 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 (TRACT NOS. 1 & 2); and
2. Matters shown on Plan of record as Instrument No. 20050120-0007427, in the Register's Office for Davidson County, Tennessee (TRACT NO. 1)
3. Matters shown on Plan of record as Instrument No. 20051028-0130418, in said Register's Office (TRACT NO. 2); and
4. Charter of the Lenox Village Neighborhood Association, Inc., of record as Instrument No. 20020412-0045831, in said Register's Office (TRACT NO. 1 & 2); and
5. Master Deed Restrictions of record as Instrument No. 20020315-0032825, and Supplemental Master Deed Restrictions of record as Instrument No. 20040523-0062221, in said Register's Office (TRACT NO. 1); and
6. Master Deed Restrictions of record as Instrument No. 20020315-0032825, and Supplemental Master Deed Restrictions of record as Instrument No. 20060321-0032382, in said Register's Office (TRACT NO. 2); and
7. Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of record as Instrument No. 20020315-0032826, and Supplemental Declaration of Charter of record as Instrument No. 20040526-0062220, as corrected by Instrument No. 20050113-0005133, in said Register's Office (TRACT NO. 1); and
8. Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of record as Instrument No. 20020315-0032826, and Supplemental Declaration of Charter of record as Instrument No. 20060321-0032383, in said Register's Office (TRACT NO. 2); and
9. Easements for sanitary sewer and/or storm drainage of record as Instrument No. 20010918-0100849 and Instrument No. 20010918-0100851, in said Register's Office (TRACT NOS. 1 & 2); and
10. Stormwater Detention Agreement of record as Instrument No. 20040305-0025146, in said Register's Office (TRACT NO. 1); and
11. Stormwater Detention Agreement record as Instrument No. 20041229-0154223, in said Register's Office (TRACT NO. 2); and
12. Restrictive Covenant for Detached Structure of record as Instrument No. 20060313-0028392, in said Register's Office (AS TO LOT 475 ONLY OF TRACT 2); and
13. 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 (TRACT NO. 1 & 2).

This property is also known as unimproved property known as Lots 321, 322, 323 & 324, Lenox Village, Phase 5 & Lots 468, 473, 474 & 475, Lenox Village, Phase 7, Davidson County, Tennessee.

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 24, 2006.

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

By: Ruth 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 24th day of March, 2006.

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