Middle Tn escrow

Davidson County DEEDWARR
Recvd: 04/05/06 15:16 3 pgs
Fees:17.00 Taxes:0.00

20060405-0039288

RECORD ~~& RETURN TO~~:
FILE BOX 36, Davidson County

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $235,801.00.

Affiant

Subscribed and sworn to me on March 2nd, 2006.

ALLISON W. EGAN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

Allison Egan
NOTARY PUBLIC

My Commission Expires: 09/08/07

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #21535

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Shannon McNeese 7872 Heaton Way Nashville, TN 37211	SAME ADDRESS AS NEW OWNER	173-9-A-340 CO

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, Regent Homes, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Shannon McNeese, an unmarried woman, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 359 as shown on the Plan of Lenox Village, Phase Four, of record as Instrument No. 20040806-0094784, 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 Regent Homes, LLC, a Tennessee Limited Liability Company by Deed from Lenox Village, I, LLC, a Tennessee Limited Liability Company of record as Instrument No. 200512020145264 and re-recorded in Instrument No. 20051207-0147404, 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 prorated by the parties and assumed by the Grantee; and
2. Matters shown on plan of record as Instrument No. 20040806-0094784 in said Register's Office; and

3. Master Deed Restrictions of record as Instrument No. 20020315-0032825 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 in said Register's Office; and
5. Charter of Lenox Village Neighborhood Association, Inc., of record as Instrument No. 20020412-0045831 in said Register's Office; and
6. Sanitary Sewer and/or Storm Drainage Easement of record in Book 7985, page 449 in said Register's Office; and
7. Storm Water Detention Agreement of record in Book 7351, page 230 and as Instrument No. 20020408-0042676 in said Register's Office; and
8. Easements for sanitary sewer, water mains and appurtenances of record as Instrument No. 20011129-0130322 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 improved property located at 7872 Heaton Way, 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, her heirs 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, her heirs 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.

Regent Homes, 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 BILL BLAZER, 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 REGENT HOMES, 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, on March 24, 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

BK/PG:3864/856-858

06014341

DEED	
03/28/2006	12:47 PM
BATCH	69031
MTG TAX	0.00
TRN TAX	872.46
REC FEE	15.00
DP FEE	2.00
REG FEE	1.00
TOTAL	890.45

STATE of TENNESSEE, WILLIAMSON COUNTY

SADIE WADE
REGISTER OF DEEDS

Return To:

Mail Middle TN Escrow
120 Anderson Lane
Hendersonville, TN 37075