2088/sph

Box 36

Davidson County DEEDWARR
Recvd: 04/13/06 13:57 4 pgs
Fees:23.00 Taxes:2331.00

20060413-0042666

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 $630,000.00.

Affiant

Subscribed and sworn to me on April 13, 2006.

NOTARY PUBLIC

STEPHANIE G. SPAIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Stephanie G. Spain
My Commission Expires
March 20, 2010
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 #2088sphf

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 507 CO (Lot 407) 173-9-A 506 CO (Lot 408) 173-9-A 505 CO (Lot 409) 173-9-A 504 CO (Lot 410) 173-9-A 503 CO (Lot 411) 173-9-A 502 CO (Lot 412) 173-9-A 486 CO (Lot 532) 173-9-A 487 CO (Lot 533) 173-9-A 488 CO (Lot 534) 173-9-A 489 CO (Lot 535) 173-9-A 490 CO (Lot 536) 173-9-A 491 CO (Lot 537) 173-9-A 492 CO (Lot 538) 173-9-A 493 CO (Lot 539)

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:

Land in Davidson County, Tennessee, being Lots Nos. 407, 408, 409, 410, 411 and 412 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 in the Register's Office for Davidson County, Tennessee; by Deed from Louis J. Resha, Jr., et al, of record as Instrument No. 20010703-0070464 in said Register's Office, and by Deed from McGowan Family Limited Partnership, of record as Instrument No. 20050307-0024730 in said Register's Office.

TRACT 2:

Land in Davidson County, Tennessee, being Lots Nos. 532, 533, 534, 535, 536, 537, 538 and 539 as shown on the Final Plat of The Town Center Homes at Lenox Village, Section Three, of record as Instrument No. 20060118-0006550 in the Register's Office for Davidson County, Tennessee, to which plat 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 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 (TRACT NO. 1 & 2); and
2. Matters shown on Plan of record as Instrument No. 20051028-0130418 in the Register's Office for Davidson County, Tennessee. (TRACT NO. 1)
3. Matters shown on Plan of record as Instrument No. 20060118-0006550 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, said Register's Office (TRACT NO. 1); and
5. Master Deed Restrictions of record as Instrument No. 20020315-0032825, and Supplemental Master Deed Restrictions of record as Instrument No. 20060321-0032382, said Register's Office (TRACT NO. 1); and
6. 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. 20060120-0007914, as corrected by Instrument No. 20060321-0032383, in said Register's Office (TRACTS NO. 1); and
7. 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 NO. 1); and
8. Stormwater Detention Agreement record as Instrument No. 20041229-0154223, said Register's Office (TRACT NO. 1); and
9. 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. 20060221-0020352 in said Register's Office (TRACT NO. 2); and
10. Master Deed Restrictions of record as Instrument No. 20020315-0032825 as made applicable by Instrument No. 20060120-0007913 in said Register's Office (TRACT NO. 2); and

11. 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, as made applicable to subject property by Instrument No. 20060120-0007914 in said Register's Office (TRACT NO. 2); and
12. Stormwater Detention Agreement of record as Instrument No. 20051221-0152802 in said Register's Office (TRACT NO. 2); and
13. Charter of the Lenox Village Town Center Association, Inc., of record as Instrument No. 20031016-0153550 in said Register's Office (TRACT NO. 2); and
14. Easement for ingress and egress and for a water line referenced broadly in a Warranty Deed of record in Book 3399, page 425, subsequently defined in a Quitclaim Deed of record in Book 5332, page 155, and redefined in an Easement for Ingress and Egress of record in Book 5334, page 866, in said Register' Office (TRACT NO. 2); and
15. 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 407, 408, 409, 410, 411 & 412, Lenox Village, Phase 7; Lots 532, 533, 534, 535, 536, 537, 538 & 539, Town Center Homes at Lenox Village, 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 April 13, 2006.

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

By: _____

Title: _____

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared David McGowan, JR., 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 Chief Manager of LENOX VILLAGE I, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand, at office, this 13th day of April, 2006.

Stephanie G. Spain
Notary Public

STEPHANIE G. SPAIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Stephanie G. Spain
My Commission Expires
March 20, 2010
STATE OF TENNESSEE