20884ISP

(1)
BOX36

Davidson County DEEDWARR
Recvd: 05/11/06 13:54 4 pgs
Fees:23.00 Taxes:3163.50

20060511-0055508

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 $855,000.00.

Affiant

Subscribed and sworn to me on May 10, 2006.

NOTARY PUBLIC

STEPHANIE G. SPAIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 #20884ISP

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 561 CO (Lot 348) 173-9-A 562 CO (Lot 349) 173-9-A 563 CO (Lot 777) 173-9-A 564 CO (Lot 778) 173-9-A 565 CO (Lot 779) 173-9-A 566 CO (Lot 780) 173-9-A 489 CO (Lot 425) 173-9-A 490 CO (Lot 424) 173-9-A 491 CO (Lot 423) 173-9-A 492 CO (Lot 422) 173-9-A 493 CO (Lot 421) 173-9-A 494 CO (Lot 420) 173-9-A 495 CO (Lot 419) 173-9-A 480 CO (Lot 526) 173-9-A 481 CO (Lot 527) 173-9-A 482 CO (Lot 528) 173-9-A 483 CO (Lot 529) 173-9-A 484 CO (Lot 530) 173-9-A 485 CO (Lot 531)

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 Lot Nos. 348, 349, 777, 778, 779 and 780 on the Plan of Lenox Village, Phase Five, Resubdivision of Lots 347 through 350, of record as Instrument No. 20060207-0015347 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being part 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.

TRACT 2:

Land in Davidson County, Tennessee, being Lot Nos. 419, 420, 421, 422, 423, 424 and 425 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 part 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, and by deed from Louis J. Resha, Jr., Raymond M. Resha and SunTrust Bank, a Georgia Corporation (successor in interest from SunTrust Bank, Nashville, N.A.) as Successor Trustee under the Last Will and Testament of Annie Davis Resha, of record as Instrument No. 20010703-0070464, Register's Office for Davidson County, Tennessee and by deed from McGowan Family Limited Partnership, a Tennessee limited partnership, of record as Instrument No. 20050307-0024730 in the Register's Office for Davidson County, Tennessee.

TRACT 3:

Land in Davidson County, Tennessee, being Lot Nos. 526, 527, 528, 529, 530 and 531 as shown in 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 part 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 & 3); and
2. Matters shown on Plan of record as Instrument No. 20050120-0007427, and in the Resubdivision of Lots 347 through 350 of record as Instrument No. 20060207-0015347, in the Register's Office for Davidson County, Tennessee. (TRACT NO. 1); and
3. Matters shown on Plan of record as Instrument No. 20051028-0130418 in said Register's Office. (TRACT NO. 2); and

4. Matters shown on Plan of record as Instrument No. 20060118-0006550 and as Exhibit of Instrument No. 20060120-0007914, as corrected by Instrument No. 20060221-0020352 and Instrument No. 20060309-0027423 in said Register's Office. (TRACT NO. 3); and
5. Charter of the Lenox Village Neighborhood Association, Inc., of record as Instrument No. 20020412-0045831, said Register's Office. (TRACT NOS 1 & 2); and
6. Charter of the Lenox Village Town Center Association, Inc., of record as Instrument No. 20031016-0153550 in said Register's Office. (TRACT NO. 3); 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. (TRACTS NO. 1); and
8. Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of record as Instrument No. 20020315-0032826 and made applicable by Instrument No. 20060321-0032383, Register's Office for Davidson County, Tennessee. (TRACT NO. 2); 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. 20050324-0032209, Register's Office for Davidson County, Tennessee; and
10. Master Deed Restrictions of record as Instrument No. 20020315-0032825, and Supplemental Master Deed Restrictions of record as Instrument No. 20040523-0062221, said Register's Office. (TRACT NO. 1); and
11. Master Deed Restrictions of record as Instrument No. 20020315-0032825, as made applicable by Supplemental Master Deed Restrictions of record as Instrument No. 20060321-0032383 in said Register's Office. (TRACT NO. 2); and
12. 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. 3); and
13. 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. 3); and
14. Stormwater Detention Agreement record as Instrument No. 20041229-0154223, said Register's Office. (TRACT NO. 2); and
15. 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
16. Stormwater Detention Agreement of record as Instrument no. 20051221-0152802 in said Register's Office. (TRACT NO. 3); and
17. Stormwater Detention Agreement of record as Instrument No. 20040305-0025146 in said Register's Office. (TRACT NO. 1); and
18. 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. 3); and

19. 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 & 3).

This property is also known as unimproved property known as Lots 348, 349, 777, 778, 779 & 780, Lenox Village, Phase 5, Davidson County, TN; Lots 419, 420, 421, 422, 423, 424 & 425, Lenox Village, Phase 7, Davidson County, TN; Lots 526, 527, 528, 529, 530 and 531, Town Center Homes at Lenox Village, Sect. 3, Davidson County, TN.

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 May 10, 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 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, on May 10, 2006.

Notary Public

DANIEL L. CORBAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Daniel L. Corban
My Commission Expires
November 22, 2008
STATE OF TENNESSEE