20822

Davidson County DEEDWARR
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Fees:23.00 Taxes:2702.85
20060628-0077567

Box 36

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 $730,500.00. *Affiant* Subscribed and sworn to me on June 27, 2006. NOTARY PUBLIC

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
March 22, 2008
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 #20822SPJ

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-469 CO (Lot 451) 173-9-A-470 CO (Lot 452) 173-9-A-471 CO (Lot 453) 173-9-A-560 CO (Lot 347) 173-9-A-567 CO (Lot 350) Part of 181-19 (Tract 3)

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 (as to Tracts I & II) and Lenox Creekside, LLC, a Tennessee Limited Liability Company (as to Tract III), 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 I:

Land in Davidson County, Tennessee, being Lots Nos. 451, 452 & 453 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 partnerhship, 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 II:

Land in Davidson County, Tennessee, being Lot Nos. 347 and 350 on the plan of the Resubdivision of Lots 347 through 350, Phase Five, Lenox Village, of record as Instrument No. 20060207-0015347, 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.

TRACT III:

Land in Davidson County, Tennessee, being proposed Building "E" as set forth in the Master Deed establishing Lenox Creekside, Phase I, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20060306-0025686 and as amended by Instrument No. 20060606-0066938, in the Register's Office for Davidson County, Tennessee; Said proposed Building "E" being shown as part of Exhibits E1, E2 and E-3 of said Master Deed.

Being part of the same property conveyed to Lenox Creekside, LLC, a Tennessee limited liability company, by deed from Regent Investments I, Inc., a Tennessee corporation, dated January 12, 2006, of record as Instrument No. 20060119-0007430, 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; and
2. Master Deed Restrictions of record as Instrument No. 20020315-0032825, as made applicable by Supplemental Master Deed Restrictions of record as Instrument No. 20060321-0032382, said Register's Office (Tract 1); and
3. Master Deed Restrictions of record as Instrument No. 20020315-0032825, as made applicable by Supplemental Master Deed Restrictions of record as Instrument No. 20040526-006221, said Register's Office (Tract 2); and
4. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Lenox Creekside, Phase I, Condominiums of record as Instrument 20060306-0025686 in the Register's Office for Davidson County, Tennessee; and

5. Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of record as Instrument No. 20020315-0032826, as made applicable by Instrument No. 20060321-0032383, in said Register's Office (Tract 1); and
6. Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of record as Instrument No. 20020315-0032826, as made applicable by Supplemental Declaration of Charter of record as Instrument No. 20040526-0062220, as corrected by Instrument No. 20050113-0005133, in said Register's Office (Tract 2); and
7. Charter of the Lenox Village Neighborhood Association, Inc., of record as Instrument No. 20020412-0045831, said Register's Office (Tracts 1 & 2); and
8. Charter of Lenox Creekside Condominium Owners Association, Inc., of record as Instrument No. 20060227-0022558 in said Register's Office; also shown as Exhibit "B" of Instrument No. 20060306-0025686 in said Register's Office, together with the By-Laws as Exhibit "C"; and
9. Matters shown on plan of record as Instrument No. 20051028-0130418, Register's Office for Davidson County, Tennessee (Tract 1); and
10. Matters shown on plan of record as Instrument No. 20060207-0015347, Register's Office for Davidson County, Tennessee (Tract 2); and
11. Matters shown on the Exhibit Plat of Lenox Creekside, Phase One, of record as Exhibits E1, E2 and E3 of Instrument No. 20060306-0025686 in said Register's Office for Davidson County, Tennessee (Tract III); and
12. Stormwater Detention Agreement Easement of record as Instrument No. 20041229-0154223, said Register's Office (Tract 1); and
13. Stormwater Detention Agreement Easement of record as Instrument No. 20040305-0025146, said Register's Office (Tract 2); and
14. Stormwater Detention Agreement of record as Instrument No. 20060306-0025686 in said Register's Office (Tract 3); and
15. Easements for sanitary sewer and/or storm drainage of record as Instrument No. 20010918-0100849 and Instrument No. 20010918-0100851, said Register's Office (Tracts 1 & 2); and
16. Agreements for Dedication of Easements for sanitary sewers and/or storm drainage of record in Book 9487, pages 901 and 914, in said Register's Office (Tract 3); and
17. Rights of way and easements to Gulf Interstate Gas Company of record in Book 2203, page 579, and Book 2244, page 11, in said Register's Office, in connection with General Warranty Deed executed by Gulf Interstate Company to The Columbia Gas Systems, Inc., of record in Book 2875, page 299, in said Register's Office (Tract 3); and
18. 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 unimproved property to be known as Lots 451, 452 & 453, Lenox Village, Phase 7, Davidson County, TN; Lots 347 & 350, Lenox Village, Phase 5, Davidson County, TN; and Proposed Condominium Unit E-1, E-2, E-3, E-4, E-5, E-6, E-7, E-8, E-9, E-10, E-11, E-12, E-13 & E-14, Lenox Creekside, Phase 1.

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 June 27, 2006.

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

By: Rick Blackburn

Title: Secretary

Lenox Creekside, 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 June 27, 2006.

Notary Public

RICHARD W. SEBASTIAN STATE OF TENNSEESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
March 22, 2008
STATE OF TENNESSEE

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 CREEKSIDE, 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 June 27, 2006.

Notary Public

RICHARD W. SEBASTIAN STATE OF TENNSEESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Richard W. Sebastian
My Commission Expires
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