21780

Davidson County DEEDWARR
Recvd: 07/14/06 15:21 3 pgs
Fees:18.00 Taxes:591.63
20060714-0085219

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 $159,900.00.

Bobbi Cooper
Affiant

Subscribed and sworn to me on July 12, 2006.

June E. Rowell
NOTARY PUBLIC

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires:
May 22, 2010
STATE OF TENNESSEE

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Antioch, TN 37219-0375
Our File #21780

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Emily A. Zaccarelli 8204 Persia Way Nashville, TN 37211	SAME ADDRESS AS NEW OWNER	173-9-A 491 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 Emily A. Zaccarelli, a Seventy-Five percent (75%) undivided interest and Lisa Susan Zaccarelli, a Twenty-Five percent (25%) undivided interest as tenants in common with Right of Survivorship, 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. 537 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 Regent Homes, LLC, a Tennessee limited liability company, by Warranty Deed from Lenox Village I, LLC, a Tennessee limited liability company, of record as Instrument No. 20060413-0042666, 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 have been prorated by the parties and assumed by are assumed by the Grantee; and

2. 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 the Register's Office for Davidson County, Tennessee; and
3. Master Deed Restrictions of record as Instrument No. 20020315-0032825 as made applicable by Instrument No. 20060120-0007913 in said Register's Office; and
4. 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. 20031212-0178492, as made applicable to subject property by Instrument No. 20060120-0007914 in said Register's Office; and
5. Charter of the Lenox Village Town Center Association, Inc., of record as Instrument No. 20031016-0153550 in said Register's Office; and
6. Stormwater Detention Agreement of record as Instrument no. 20051221-0152802 in said Register's Office; and
7. 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; and
8. 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 8204 Persia 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 July 12, 2006.

Regent Homes, LLC, a Tennessee Limited Liability Company:

By: _____

Its: Authorized Representative

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Richard W. Sebastian, 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 Authorized Representative of REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, and that he as such Authorized Representative executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Authorized Representative.

Witness my hand and official seal on July 12, 2006.

NOTARY PUBLIC



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