21579asp

Davidson County DEEDWARR
Recvd: 08/01/06 14:17 3 pgs
Fees:18.00 Taxes:832.50
20060801-0093481

(1)
B0436

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 $225,000.00.

*Affiant*

Subscribed and sworn to me on July 28, 2006.

NOTARY PUBLIC

RICHARD W. SEBASTIAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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 #21579asp

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Regent Homes, LLC<br>6026 Nolensville Road<br>Nashville, TN 37211 | SAME ADDRESS AS NEW OWNER | 173-9-A 468 CO (Lot 514)<br>173-9-A 469 CO (Lot 515)<br>173-9-A 470 CO (Lot 516)<br>173-9-A 471 CO (Lot 517)<br>173-9-A 472 CO (Lot 518) |

**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:

> Land in Davidson County, Tennessee, being Lot Nos. 514, 515, 516, 517, and 518 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 plan reference is hereby made for a more complete and accurate legal 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, 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. Matters shown on Plan of record as Instrument No. 20060118-0006550 and as Exhibit B of Instrument No. 20060120-0007914, as corrected by Instrument No. 20060221-0020352 in said Register's Office; and
3. 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; and
4. Master Deed Restrictions of record as Instrument No. 20020315-0032825 as made applicable by Instrument No. 20060120-0007913 in said Register's Office; and
5. 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; and
6. Stormwater Detention Agreement of record as Instrument no. 20051221-0152802 in said Register's Office; and
7. Charter of the Lenox Village Town Center Association, Inc., of record as Instrument No. 20031016-0153550 in said Register's Office; and
8. 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
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 unimproved property known as Lots 514, 515, 516, 517 and 518, Town Center Homes at Lenox Village, Section 3, Nashville, Davidson County, 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, 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 July 28, 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 E. MCGEE, 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 CLM MANAGER of LENOX VILLAGE I, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, and that he as such CLM MANAGER executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as CLM MANAGER.

Witness my hand, at office, on July 28, 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
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