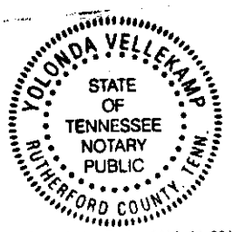
File No. 260701296

WARRANTY DEED



My Commission Expires MAR. 21, 2010

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES: March 21, 2010.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

Davidson County DEEDWARR
Recvd: 08/15/06 14:19 2 pgs
Fees:13.00 Taxes:2164.50

20060815-0100457

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Regent Homes, LLC	Regent Homes, LLC	173-09-OA-543.00 173-09-OA-544.00 173-09-OA-541.00 173-09-OA-542.00
(NAME) 6026 Nolensville Road	(NAME) 6026 Nolensville Road	173-09-OA-545.00 173-09-OA-546.00
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	P/O 172-00-0-090.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Lenox Village I, LLC, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Regent Homes, LLC, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I:
Land in Davidson County, Tennessee, being all of Lot Nos. 476, 477, 478, 479, 480 and 481, on the Plan of Phase Seven, Lenox Village, as shown by plat appearing of record in Instrument No. 200510280130418, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lots.

Being part of the same property conveyed to Lenox Village I, LLC by Warranty Deed dated July 2, 2001 of record in Instrument No. 200107030070464 and also being part of the same property conveyed to Lenox Village I, LLC by Quitclaim Deed dated March 4, 2005 of record in Instrument No. 200503070024730, Register's Office for Davidson County, Tennessee.

Tract II:
Land in Davidson County, Tennessee, being all of Lot Nos. 519, 520, 521, 522, 523, 524 and 525, on the Final Subdivision Plat, Town Center Homes at Lenox Village, Section III, as shown by plat appearing of record in Instrument No. 200601180065508, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lots.

Being part of the same property conveyed to Lenox Village I, LLC, a Tennessee limited liability company, by Warranty Deed dated April 5, 2005 of record in Instrument No. 200504110039805, Register's Office for Davidson County, Tennessee.

Tract I:
Declaration of Covenants, Conditions and Restrictions and Bylaws of record in Instrument Nos. 200203150032826 and 200603210032383; Master Deed of record in Instrument Nos. 200203150032825 and 200603210032382; Charter of Homeowners' Association of record in Instrument No. 200204120045831; Stormwater Detention Agreement of record in Instrument Nos. 200412290154223 and 200204080042676; Sanitary Sewer Easement of record in Instrument Nos. 200109180100849, 200109180100851 and 200309230140666; All matters shown on the plan of record in Instrument No. 200510280130418, and any and all matters of record; all in the Register's Office for Davidson County, Tennessee.

Tract II:
Declaration of Covenants, Conditions and Restrictions and Bylaws of record in Instrument Nos. 200203150032826, 200601200007914, 200602210020352 and 200603090027423; Master Deed of record in Instrument Nos. 200203150032825 and 200601200007913; Charter of Homeowners' Association of record in Instrument No. 200310160153550; Stormwater Detention Agreement of record in Instrument No. 200512210152802; Ingress/Egress and water rights of record in Book 3399, Page 425, Book 5332, Page 155 and Book 5334, Page 866; Water Main Easement of record in Instrument Nos. 200308280125179 and 200308280125180; All matters shown on the plan of record in Instrument No. 200601180006550, and any and all matters of record; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as Lots 476- 481 and 519-525, Lenox Village, Nolensville, TN

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our successors and representatives, 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 this 27th day of July, 2006.

Lenox Village I, LLC

By: _____

David C. McGowan, Jr., Chief Manager

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared David C. McGowan, Jr.,, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Lenox Village I, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager , as duly authorized 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 27th day of July, 2006.

Commission expires: March 21, 2010

YOLONDA VELLEKAMP
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.
My Commission Expires MAR. 21, 2010

_____

Yolonda Vellekamp Notary Public

File Number: 260701296

RETURN TO:

Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129