20884

(1)
Box 36

Davidson County DEEDWARR
Recvd: 08/23/06 14:01 3 pgs
Fees:18.00 Taxes:1750.10
20060823-0104050

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 $473,000.00.

Affiant

Subscribed and sworn to me on August 21, 2006.

NOTARY PUBLIC

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
January 24, 2009
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 #20884ksp

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	Map/Parcel Nos. Tract 1: Part of Map 172-244 & Tract 2: 173-9-A-481 (Lot 463) 173-9-A-487 (Lot 469)

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 NO. 1:

Land in Davidson County, Tennessee, being Units Nos. 804, 805, 806, 807, 808, 809, 810 and 811 as shown on Exhibit "B" to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Tradition Neighborhood Development, Annexing Additional Property to the Town Center Homes, A Horizontal Property Regime and Residential Neighborhood (Additional 21 Townhome Units of Section Two, The Town Center Homes), of record as Instrument No. 20060622-0074677 in the Register's Office for said County; also being part of the same property shown as Lot No. 508 on the Plan of Section 2, The Town Center Homes at Lenox Village, of record as Instrument No. 20050322-0031182 in said Register's Office.

Being part of the same property conveyed to Lenox Village I, LLC, by Deed from Louise J. Resha, Jr., Raymond M. Resha and SunTrust Bank, a Georgia corporation (successor to 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 in the Register's Office for Davidson County, Tennessee.

TRACT NO. 2:

Land in Davidson County, Tennessee, being Lots Nos. 463 and 469 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 partnership, of record as Instrument No. 20040526-0062218 in the Register's Office for Davidson County, Tennessee; and 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.

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 and 2); and
2. Matters shown on Plan of record as Exhibit "B" of Instrument No. 20060622-0074677 in the Register's Office for Davidson County; and (TRACT NO. 1)
3. Matters shown on plan of record as Instrument No. 20050322-0031182 in said Register's Office (TRACT NO. 1); and
4. Matters shown on Plan of record as Instrument No. 20051028-0130418 in said Register's Office (TRACT NO. 2); and
5. Charter of the Lenox Village Town Center Association, Inc., of record as Instrument No. 20031016-0153550 in said Register's Office (TRACT NO. 1); and
6. Charter of the Lenox Village Neighborhood Association, Inc., of record as Instrument No. 20020412-0045831 in said Register's Office (TRACT NO. 2); and
7. Master Deed Restrictions of record as Instrument No. 20020315-0032825 in said Register's Office (TRACT NO. 1); and
8. Master Deed Restrictions of record as Instrument No. 20020315-0032825, made applicable by Instrument No. 20060321-0032382 in said Register's Office (TRACT NO. 2); and
9. Special Covenants and Restrictions for the Town Center Homes at Lenox Village and other Common Maintenance Parcels as set out as Exhibit "C" to Instrument No. 20031212-017842, Register's Office for said County, and made applicable to the subject property by Instrument No. 20050324-0032209, as amended by Instrument No. 20050815-0096405 in said Register's Office (TRACT NO. 1); and
10. 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. 20060622-0074677 in said Register's Office (TRACT NO. 1); and
11. Declaration of Easements, Covenants and Restrictions for the Residential Neighborhood of record as Instrument No. 20020315-0032826, made applicable by Instrument No. 20060321-0032383 in said Register's Office (TRACT NO. 2); and
12. Easements for sanitary sewer and/or storm drainage of record as Instrument No. 20030923-0140666 and Instrument No. 20040310-0027422 in said Register's Office (TRACT NO. 1); and
13. Stormwater Detention Agreement of record in Book 7361, page 230, and Instrument No. 20020408-0042676 in said Register's Office (TRACT NO. 1); and

14. Stormwater Detention Agreement of record as Instrument No. 20041229-0154223 in said Register's Office (TRACT NO. 2);
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 NO. 2);
16. 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).

This property is also known as unimproved properties known as Tract 1: Lot Nos. 804, 805, 806, 807, 808, 809, 810 & 811, Town Center Homes at Lenox Village, Section 2, Nashville, Davidson County, TN 37211; Tract 2: Lot Nos. 463 & 469, Lenox Village, Phase 7, Antioch, Davidson County, TN 37013.

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 August 21, 2006.

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

By: _____

Title: _____

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared David 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 Chief Manager (Officer) of Lenox Village I, LLC, a Tennessee limited liability company, the within named bargainor, and that he, as Chief Manager (Officer) of the limited liability company, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager of the limited liability company.

WITNESS my hand and official seal at Nashville, Tennessee, the day and year first above written.

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
January 24, 2009
STATE OF TENNESSEE

Bobbie Cooper
Notary Public

My commission expires: _____