22010

Davidson County DEEDWARR
Recvd: 11/14/06 14:53 3 pgs
Fees:18.00 Taxes:529.66

20061114-0141505

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 $143,150.00. *Affiant* Subscribed and sworn to me on November 13, 2006. NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #22010

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

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Brian D. McManus 8043 Bienville Drive, Z-9 Nashville, TN 37211	SAME ADDRESS AS NEW OWNER	172-12-D-529 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 Brian D. McManus, an unmarried man, hereinafter called **"GRANTEE,"** his 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 Unit No. Z-9 as shown on Exhibit "A" of the Second Instrument of Correction of record as Instrument No. 20060309-0027423 in the Register's Office for Davidson County, Tennessee, revising the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a traditional neighborhood development annexing additional property known as The Town Center Homes at Lenox Village, Section 3, of record as instrument No. 20060120-0007914 and revised by the First Instrument of Correction of record as Instrument No. 20060221-0020352 in said Register's Office. Also being part of the same property shown on the Final Subdivision Plat of The Town Center Homes at Lenox Village, Section 3, of record as Instrument No. 20060118-0006550 in said Register's Office.

Being part of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company, by Deed from Lenox Village I, LLC, a Tennessee limited liability company, of record as Instrument No. 20060310-0028273 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 paid by Grantor; 2007 and subsequent taxes are assumed by the Grantee; and
2. Matters shown on Plan of record as Instrument No. 20060118-006550 and as Exhibit A of 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. 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 and Instrument No. 20060309-0027423 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. 20031212-0178492 and made applicable to the 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. Agreement for Dedication of Water Mains and Appurtenances to Metropolitan Government of Nashville and Davidson County, Tennessee, of record as Instrument No. 20030828-0125180 in said Register's Office; and
8. Charter of the Lenox Village Town Center Association, Inc., of record as Instrument No. 20031016-0153550 in said Register's Office; and
9. Subject to the rights of others in and to the common areas and elements; and
10. Subject to the lien for special assessments contained in the Declaration of Charter, Easements, Covenants and Restrictions, and the Master Deed Restrictions, as amended.

This property is also known as improved property located at 8043 Bienville Drive, Z-9, 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, his 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, his 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 November 13, 2006.

Regent Homes, LLC, a Tennessee Limited Liability Company:

By: _____
Richard W. Sebastian

Title: 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, at office, on November 13, 2006.

_____
NOTARY PUBLIC

STEPHANIE G. SPAIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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