Davidson County DEEDWARR
Recvd: 12/14/06 13:28 2 pg:
Fees:13.00 Taxes:953.25
20061214-0154337

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $257,636.00.

Affiant

Subscribed and sworn to me on December 12th, 2006.

NOTARY PUBLIC

MICHELLE RYMERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 30, 2010

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #22057SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Monica Lisa Lahn ~~9101 Otter Lane~~ ~~Nashville, TN 37211~~ 1576 Shinnore Dr Smyrna Brentwood TN 37027	SAME ADDRESS AS NEW OWNERS	173-09-A-546.00 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 **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Monica Lisa Lahn, an unmarried woman, 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. 481 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 part of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company, by Deed from Lenox Village I, LLC, of record as Instrument No. 20060815-0100457 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 which have been prorated by the parties and paid by the Grantor; 2007 and subsequent Davidson County taxes and assumed by the Grantees and
2. Matters shown on plan of record as Instrument No. 20051028-0130418, including but not limited to the 5 foot public utility and drainage easement and the 3 foot ingress egress easement as shown on said Plan, in said Register's Office; and
3. Charter of the Lenox Village Neighborhood Association, Inc., of record as Instrument No. 20020412-0045831 in said Register's Office; and

4. Master Deed Restrictions of record as Instrument No. 20020315-0032825, made applicable by Instrument No. 20060321-0032382 in said Register's Office; and
5. 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; and
6. Storm Water Detention Agreement of record as Instrument No. 20041229-0154223 in said Register's Office; and
7. 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; 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 9101 Otter Lane, 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 GRANTORS do covenant with the said GRANTEE that they are 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 GRANTORS do further covenant and bind themselves, their heirs 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 December 12, 2006.

Regent Homes, LLC, a Tennessee Limited Liability Company

By:_____
Richard W. Sebastian
It's: 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 executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

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

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

NOTARY PUBLIC