Davidson County DEEDWARR
Recvd: 12/18/06 13:56 3 pgs
Fees:18.00 Taxes:879.34

20061218-0155659

RECORD & RETURN TO:
Box 36, Davidson County

| **WARRANTY DEED** | STATE OF TENNESSEE, COUNTY OF DAVIDSON<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $237,660.00.<br><br>*Affiant*<br><br>Subscribed and sworn to me on December 15, 2006.<br><br>NOTARY PUBLIC |
|---|---|

JEREMY H. CHERRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Jeremy H. Cherry
My Commission Expires
May 30, 2007
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 #22149SP

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Billy Copous &<br>Rhonda Copous<br>9111 Otter Lane<br>Nashville, TN 37211 | SAME ADDRESS AS NEW OWNERS | 173-09-A-541.00 CO |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, 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 Billy Copous and wife, Rhonda Copous, hereinafter called **"GRANTEES,"** their 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. 476 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 paid by the Sellers and 2007 and subsequent taxes are assumed by the Grantees; and
2. Matters shown on plan of record as Instrument No. 20051028-0130418 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 9111 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 GRANTEES, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES 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 GRANTEES, their 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 15, 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 15, 2006.

June E. Rowell
NOTARY PUBLIC

My Commission Expires:




NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
May 22, 2010
STATE OF TENNESSEE