22159

(1)
Pg 36

Davidson County DEEDWARR
Recvd: 02/01/07 15:32 3 pgs
Fees:18.00 Taxes:1850.00

20070201-0013553

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 $500,000.00.

Affiant

Subscribed and sworn to me on January 30, 2007.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE
Richard W. Sebastian
My Commission Expires
March 22, 2008
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 #22159SP

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	173-9-A-228 CO (PART OF)

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:

Being a 0.599 more or less acre tract of land lying in the 31st Councilmanic District of Davidson County, Tennessee, and being a portion of the property conveyed to Lenox Village I, LLC, of record at Instrument No. 20010703-0070464, Register's Office Davidson County, Tennessee, and being a portion of Lot 2 on the plan of Section One, The Town Center Homes at Lenox Village, of record at Instrument No. 20031120-0169460, and that portion of land shown as "Future Development" of Exhibit E-2 of Instrument No. 20060612-0069716, Register's Office Davidson County, Tennessee, being more particularly described by Anderson, Delk, Epps & Associates, Inc., Nashville, TN as follows::

Beginning at an iron pin set at the intersection of the northerly margin of Lenox Village Drive and the easterly margin of Nolensville Pike, said point being the most southwesterly corner of the herein-described tract;
Thence with the northerly margin of Lenox Village Drive, the following two calls:
South 87 Degrees 54 Minutes 16 Seconds East a distance of 191.91 feet to a point;
Thence North 79 Degrees 35 Minutes 25 Seconds East a distance of 28.82 feet to a Point;

Thence with the common line of Lots 1 and 2 on said plan of Section 1, Town Center Homes at Lenox Village, the following three calls:
Thence North 12 Degrees 33 Minutes 12 Seconds West a distance of 113.32 feet to a point;
Thence North 85 Degrees 16 Minutes 22 Seconds West a distance of 79.07 feet to a point;
Thence North 07 Degrees 52 Minutes 51 Seconds East a distance of 15.00 feet to a point;
Thence North 85 Degrees 16 Minutes 22 Seconds West a distance of 108.43 feet to a point in the easterly right-of-way of Nolensville Pike;
Thence with said right-of-way of Nolensville Pike, along a curve to the left having a radius of 2418.01 feet through a central angle of 03 Degrees 18 Minutes 23 Seconds, an arc distance of 139.54 feet, said curve having a chord direction of South 04 Degrees 23 Minutes 45 Seconds West and a chord length of 139.52 feet to the Point of Beginning, containing 0.599 acres or 26081 square feet more or less.

Being a portion of the same property conveyed to Lenox Village I, LLC, a Tennessee Limited Liability Company, by Deed from Louis J. Resha, et. al., of record as Instrument No. 20010703-0070464, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2007 Davidson County taxes which have been prorated by the parties and assumed by the Grantee; and
2. Matters appearing on Plan of record as Instrument No. 20031120-0169460 and as Exhibit "E-2" of Instrument No. 20060612-0069716 in the Register's Office for Davidson County, Tennessee; and
3. Matters contained in the Town Center Declaration of Charter, Easements, Covenants and Restrictions for Lenox Village, A Traditional Neighborhood Development, of record as Instrument No. 20060612-0069716 in said Register's Office; and
4. Charter of Lenox Village Town Center Association, Inc., of record as Instrument No. 20031016-0153550 in said Register's Office; and
5. Master Deed Restrictions of record as Instrument No. 20020315-0032825 in said Register's Office; and
6. Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of record as Instrument No. 20020315-0032826 in said Register's Office; and
7. Easements for sanitary sewer, water mains and appurtenances of record as Instrument No. 20011129-0130322 and Instrument No. 20030923-0140666 in said Register's Office; and
8. Stormwater Detention Agreement of record in Book 7361, page 230, and Instrument No. 20020408-0042676 in said Register's Office; and
9. 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 unimproved property known as Part of Lot 2, Town Center Homes, 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, 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 January 30, 2007.

Lenox Village I, LLC, a Tennessee Limited Liability Company

By: Rick Blackburn

Title: Secretary

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared RICK BLACKBURN, 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 SECRETARY of Regent Homes, LLC, the within named bargainor, and that he as such SECRETARY executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as SECRETARY.

Witness my hand and official seal on January 30, 2007.

NOTARY PUBLIC

My Commission Expires: 3/22/08

RICHARD W. SEBASTIAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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