BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

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 $305,000.00.

*Affiant*

Subscribed and sworn to me on March 29, 2007.

PRISCILLA SCHRANEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

NOTARY PUBLIC

My 24. 2007

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #22350

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| William S. Titus<br>3102 West End Circle, #303<br>Nashville, TN 37203 | SAME ADDRESS AS NEW OWNER | 104-02-4-A 303 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 William S. Titus, unmarried, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium unit in Davidson County, Tennessee, being Unit No. 303 of the 3102 West End Circle Condominiums as established by the Master Deed of record as Instrument No. 20050405-0037200, as amended, in the Register's Office for Davidson County, Tennessee, under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, said Unit No. 303 being shown as part of Exhibits "E-1" and "E-2" of said Master Deed.

Being part of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company, by Deeds from Hugh G. French of record as Instrument No. 20041008-0122090 and from Brian G. Garrett of record as Instrument No. 20041008-0122091 in the 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 have been prorated by the parties and assumed by the Grantee; and

Davidson County DEEDWARR
Recvd: 04/03/07 08:25 3 pgs
Fees:18.00 Taxes:1128.50
20070403-0039469

2. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of 3102 West End Circle Condominiums of record as Instrument 20050405-0037200 in the Register's Office for Davidson County, Tennessee, together with By-Laws attached as Exhibit "B" thereto, and by First Supplement to Master Deed of record as Instrument No. 20060419-0044895, said Register's Office; and
3. Matters shown on Exhibits "E-1" and "E-2" attached to said Master Deed; and
4. Stormwater Detention Agreement of record as Instrument No. 20050630-0075316 and Instrument No. 20060911-0111952, in said Register's Office; and
5. Easements for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances of record as Instrument No. 20050715-0082454, Instrument No. 20050715-0082455 and Instrument No. 20060912-0112730, in said Register's Office; and
6. Matters appearing on the plan of record as Instrument No. 20060616-0072004 in said Register's Office; and
7. Applicable Restrictive Covenants contained in instruments of record in Book 571, page 465, and Book 647, page 310, in said Register's Office; and
8. Charter of the 3102 West End Circle Condominium Owners' Association, Inc., of record as Instrument No. 20050408-0038974, said Register's Office, and as Exhibit "C" of said Master Deed, together with the By-Laws shown as Exhibit "B" of said Master Deed; and
9. Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee; and
10. Easement granted to BellSouth Telecommunications, Inc. of record as Instrument No. 20060629-0078073, in said Register's Office; and
11. 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 3102 West End Circle, #303, Nashville, TN 37203.

**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 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, 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 March 29, 2007.

**Regent Homes, LLC, a Tennessee Limited Liability Company:**

**By:** _____
**Richard W. Sebastian**

**Its: 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 and official seal on March 29, 2007.

_____
NOTARY PUBLIC

My Commission Expires:

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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