Davidson County DEEDWARR
Recvd: 09/10/07 10:41 3 pgs
Fees:18.00 Taxes:1085.62

20070910-0108129

(1)

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

LEE E. CRAWFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $293,410.00.

Affiant

Subscribed and sworn to me on August 31, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1/26/2008

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File # 22584SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Sean O'Toole & William O'Toole 3100 West End Circle #203 Nashville, TN 37203	COUNTRYWIDE HOME LOANS 2021 N Gallatin Rd.#280 SAME ADDRESS AS NEW OWNER Madison, TN 37115	104-02-4-A-207 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 Sean O'Toole, a single person, and William O'Toole and Pamela L. O'Toole, husband and wife, hereinafter called **"GRANTEES,"** their 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. 203 of the 3100 West End Circle Condominiums as established by First Supplement to the Master Deed for 3102 West End Circle Condominiums, of record as Instrument No. 20060419-0044895, amending Master Deed of record as Instrument No. 20050405-0037200, as further amended by Amendment to First Supplement to the Master Deed of record as Instrument No. 20061018-0129536, 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 being shown as part of Exhibit "A" to said Amendment to First Supplement to the Master Deed.

Being part of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company, by Deeds from Hugh G. French, unmarried, of record as Instrument No. 20041008-0122090 and James L. Corby, Jr., an unmarried man and Margaret A. Bucy, an unmarried woman, of record as Instrument No. 20050527-0060305 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 paid by Grantor; 2007 and subsequent county taxes are assumed by the Grantee; and
2. Matters shown on Exhibit "A" of the Amendment to First Supplement of record as Instrument No. 20061018-0129536, in said Register's Office; and
3. Stormwater Detention Agreements of record in Instrument No. 20050630-0075316 and Instrument No. 20060911-0111952, in said Register's Office; and
4. Easements for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances of record as Instrument No. 20050715-0082454 and Instrument No. 20050715-0082455 and Instrument No. 20060912-0112730, in said Register's Office; and
5. Matters appearing on the plan of record as Instrument No. 20060616-0072004, in said Register's Office; and
6. Charter of The 3102 West End Circle Condominiums Owners' Association, Inc., of record as Instrument No. 20050408-0038974, in 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
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. 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
9. Right of Way Easement of record in Book 778, page 343, in said Register's Office; and
10. The premises herein described as a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same in 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 interest 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 No. 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 and amended by Instrument No. 20061018-0129536, said Register's Office; and
11. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of ways for public utilities applicable to this property.

This property is also known as improved property located at 3100 West End Circle #203, 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 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 August 31, 2007.

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 August 31, 2007.

_____
NOTARY PUBLIC

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

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