File No. 271200669

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/23/08 09:44 2 pgs
Fees:13.00 Taxes:499.50
20080123-0006940

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF DECEMBER, 2007.

Lynn D. Vaughn
Notary Public

MY COMMISSION EXPIRES: 3-20-2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Regent Homes, LLC	SAME	173-09-0A-639.00, 640.00, 641.00
(NAME) 6026 Nolensville Road	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **LENOX VILLAGE I, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Lot Nos. 615, 616 and 617, Section One of Phase Eight Lenox Village, as shown by plat appearing of record in Instrument No. 20060824-0104608, the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lots.

Being part of the same property conveyed to Lenox Village I, LLC, a Tennessee limited liability company by Warranty Deed dated March 7, 2006 of record in Instrument No. 2006030-0028270, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Instrument No. 20020315-0032826, Instrument No. 20021226-0158458 and Instrument No. 20060321-0032383; Sewer Easement of record in Instrument No. 20010918-0100851 and Instrument No. 20010918-0100849; Stormwater Detention Agreement of record in Instrument No. 20051213-0149579; Master Deeds of record in Instrument No. 20020315-0032825, Instrument No. 20021226-0158459 and Instrument No. 20060321-0032382: all matters shown on plat of record in Instrument No. 20060824-0104608, all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as Lots 615, 616, & 617 Lenox Village, Nashville, TN
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 covenants 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 further covenants and binds 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 this 18th day of December, 2007.

Lenox Village I, LLC

By:
David C. McGowan, Jr., Chief Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared David C. McGowan, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Lenox Village I, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager , as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Chief Manager .

Witness my hand at office this 18th day of December, 2007.

Commission expires: 3-20-2011

Lynn J. Vaught
Notary Public

File Number: 271200669

RETURN TO:
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds