Davidson County DEEDWARR
Recvd: 03/05/08 09:59 2 pgs
Fees:13.00 Taxes:680.80
20080305-0021976

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $184,000.00. Affiant Subscribed and sworn to before me, this 27th day of February, 2008. Notary Public My Commission Expires: 7-21-10

AMY CROWE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Stephen C. Regen 5428 Reagan Run Antioch, TN 37013	Same	162 16 0D 034.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RONALD A. WARBRITTON AND WIFE, LINDA K. WARBRITTON**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **STEPHEN C. REGEN AND WIFE, VICKI REGEN**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 41 on the Final Plan of Honey Brook Subdivision, Section Two, PUD, of record in Plat Book 7900, page 297, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Ronald A. Warbritton and wife, Linda K. Warbritton, by deed from Barry Construction Company, of record in Book 8541, page 442, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2008 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Declaration of Covenants, Conditions, and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 8289, page 145, as amended in Book 8298, page 198 and in Book 8434, page 447, Register's Office for Davidson County.

3. All matters as shown on the Plan of record in Book 7200, page 297, Register's Office for Davidson County, Tennessee.

4. Charter for Honey Brook Homeowners Association of record in Book 8298, page 200, Register's Office for Davidson County, Tennessee.

This is improved property known as 5428 Reagan Run, Antioch, TN, 37013.

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 we covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind ourselves, our heirs 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 person whomsoever.

WITNESS my hand this 27 day of February, 2008.

Ronald A. Warbritton

Linda K. Warbritton

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RONALD A. WARBRITTON**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of February, 2008.

Notary Public

My Commission Expires: 7-26-10

AMY CROWE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LINDA K. WARBRITTON**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of February, 2008.

Notary Public

My Commission Expires: 1-12-09

IVA J. PARK
NOTARY PUBLIC
DAVIDSON COUNTY

338362.1/200738