File No. 280300394

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/24/08 09:45 2 pgs
Fees:13.00 Taxes:1998.00
20080324-0028675

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MARCH, 2008.

Notary Public

MY COMMISSION EXPIRES: September 17, 2011.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Regent Homes, LLC	Regent Homes, LLC	SEE BELOW
(NAME)	(NAME)	
6026 Nolensville Road	6026 Nolensville Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(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, we, **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. 673 through 678, on the Plan of Section One of Phase Eight Lenox Village Subdivision, as shown by plat appearing of record in Instrument No. 20060824-0104608 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lots.

Land in Davidson County, Tennessee, being all of Lot Nos. 697 through 702, on the Plan of Section Three of Phase Eight Lenox Village Subdivision, as shown by plat appearing of record in Instrument No. 20070807-0093891, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lots.

Being a portion 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. 20060310-0028270, Register's Office for Davidson County, Tennessee.

This property is subject to: 2008 Real Property taxes, and every year thereafter; Master Deed filed of record in Instrument No. 20020315-0032825, Instrument No. 20021226-0158459, and in Instrument No. 20060321-003238; Restrictions filed of record in Instrument No. 20020315-0032826, and Instrument No. 20021226-0158458, and in Instrument No. 20060321-0032383Sewerline Easement filed of record in Instrument No. 20010918-0100849, and in Instrument No. 200101918-0100851; Stormwater Detention Agreement filed of record in Instrument No. 20051213-0149579; Subject to any and all matters on plat of record filed in Instrument No. 20060824-0104608, and in Instrument No. 20070807-0093891; all in the Register's Office for Davidson County, Tennessee.

Map & Parcels for 2008: Lot 673: 173-09-0A-633.00 - Lot 674: 173-09-0A-634.00 - Lot 675: 173-09-0A-635.00 Lot 676: 173-09-0A-636.00 - Lot 677: 173-09-0A-637.00 - Lot 678: 173-09-0A-638.00 - Lot 697: 173-09-0A-809.00 - Lot 698: 173-09-0A-810.00 - Lot 699: 173-09-0A-811.00 - Lot 700: 173-09-0A-812.00 - Lot 701: 173-09-0A-813.00 - Lot 702: 173-09-0A-814.00

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 673, thru 678 & 697-702, LenoxVillageS/D, 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 we do covenant with the said GRANTEE 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 we do further covenant and bind ourselves, our successors and or our 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 14th day of March, 2008.

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 14th day of March, 2008.

Commission expires: September 17, 2011

_____
Julia A Hirt Notary Public

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: 280300394

RETURN TO:
Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122