Davidson County DEEDWARR
Recvd: 04/03/08 14:14 3 pgs
Fees:18.00 Taxes:510.23

20080403-0033914

~~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 $137,900.00.

Affiant

Subscribed and sworn to me on February 27, 2008.

NOTARY PUBLIC

My Commission expires: 9/25/10

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #22892

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jo Anne Frailley & David Frailley & 8231 Lenox Creekside Dr. #12 Cane Ridge, TN 37013	SAME ADDRESS AS NEW OWNER	181-02-A-068.00 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 Jo Anne Frailley and husband David Frailley, **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. C-12 as set forth in the Master Deed Establishing Lenox Creekside, Phase I, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20060306-0025686 and as amended by Instrument No. 20060606-0066938 in the Register's Office for Davidson County, Tennessee; Said Unit being shown as part of Exhibits E1, E2 and E3 of said Master Deed.
>
> Being part of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company, by Deed from Lenox Creekside, LLC, a Tennessee Limited Liability Company, of record as Instrument No. 20070824-0101692 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2008 Davidson County Taxes have been prorated by the parties and have been assumed by the Grantees; and
2. All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Lenox Creekside, Phase I, Condominiums of record as Instrument 20060306-0025686 as amended by Instrument No. 20060606-0066938, in the Register's Office for Davidson County, Tennessee; and

3. Charter of Lenox Creekside Condominium Owners Association, Inc., of record as Instrument No. 20060227-0022558 in said Register's Office; also shown as Exhibit "B" of Instrument No. 20060306-0025686 in said Register's Office, together with the By-Laws as Exhibit "C"; and
4. Matters shown on the Exhibit Plat of Lenox Creekside, Phase One, of record as Exhibits E1, E2 and E3 of Instrument No. 20060306-0025686 as amended by Instrument No. 20060606-0066938, in said Register's Office; and
5. Stormwater Detention Agreement of record as Instrument No. 20060206-0014635 in said Register's Office; and
6. Agreements for Dedication of Easements for sanitary sewers and/or storm drainage of record in Book 9487, pages 901 and 914, in said Register's Office; and
7. Rights of way and easements to Gulf Interstate Gas Company of record in Book 2203, page 579, and Book 2244, page 11, in said Register's Office, in connection with General Warranty Deed executed by Gulf Interstate Company to The Columbia Gas Systems, Inc., of record in Book 2875, page 299, in said Register's Office; and
8. 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 8231 Lenox Creekside Drive #12, Cane Ridge, 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 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 February 27, 2008.

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 February 27, 2008.

NOTARY PUBLIC



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

Record & Return To:
Bosch Title, LLC
5252 Hickory Hollow Parkway,
Suite 1015
Antioch. Tennessee 37013