WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/29/08 15:48 2 pgs
Fees:13.00 Taxes:1665.00

20080529-0054889

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 $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: 9.17.2011 (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	Part of Map & Parcel 173-00-0-224.00
(NAME) 6026 Nolensville Road	(NAME) 6026 Nolensville Road	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	** see below for 2008 Map & Parcels**
(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. 773, 774, 775, and 776, 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. 659, 660, 661, 662, 663, and 664, on the Plan of Section Two of Phase Eight Lenox Village Subdivision, as shown by plat appearing of record in Instrument No. 20070413-0044640, 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. 20060321-0032382, said Register's Office; Restrictions filed of record in Instrument No. 20020315-0032826, and Instrument No. 20021226-0158458, and in Instrument No. 20060321-0032383, said Register's Office; Sewerline Easement filed of record in Instrument No. 20010918-0100849, Instrument No. 20010918-0100850, and Instrument No. 20010918-0100851, and in Instrument No. 20010918-0100852; Stormwater Detention Agreement filed of record in Instrument No. 20051213-0149579, said Register's Office; Subject to any and all matters on plat of record filed in Instrument No. 20060824-0104608, and in Instrument No. 20070413-0044640; 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 Lenox Village S/D, Hermitage, TN 37076
(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.

2008 Map & Parcels:

Lot 659: 173-09-0A-776.00 Lot 660: 173-09-0A-777.00 Lot 661: 173-09-0A-778.0 Lot 662: 173-09-0A-779.00
Lot 663: 173-09-0A-780.00 Lot 664: 173-09-0A-781.00 Lot 773: 173-09-0A-654.00 Lot 774: 173-09-0A-655.00
Lot 775: 173-09-0A-656.00 Lot 776: 173-09-0A-657.00

Witness our hands this 16th day of May, 2008.

Lenox Village I, LLC

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 16th day of May, 2008.

Commission expires:
9.17.2011

Notary Public

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: 280500541

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