File No. 280701285

# WARRANTY DEED

CASEY L. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $496,000.00

Lynn Vaughn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF AUGUST, 2008.

Casey L Davis
Notary Public

MY COMMISSION EXPIRES: ~~March 20, 2011~~ 1/24/2012
(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 08/22/08 11:09 2 pgs
Fees:13.00 Taxes:1835.20
20080822-0086491

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Regent Homes, LLC | Regent Homes, LLC | See ** for additional Info<br>173-00-0-224.00 (Lots 625-628) |
| (NAME)<br>6026 Nolensville Road | (NAME)<br>6026 Nolensville Road | |
| (ADDRESS)<br>Nashville, TN 37211 | (ADDRESS)<br>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, **Lenox Village I, LLC**, a Tennessee limited liability company, hereinafter called the GRANTOR, has bargained and sold, and by these presents does 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:

**TRACT I:**
**Land in Davidson County, Tennessee, being Lot No. 625 through 628, Section Two of Phase Eight, Lenox Village Subdivision, as shown on plat of record in Instrument 20070413-0044640, in the Register's Office, Davidson County, TN, to which plat reference is hereby made for a more complete description of said property.**

**TRACT II:**
**Land in Davidson County, Tennessee, being Lot No. 715 through 720, Resubdivision of Lots 715 through 720, Phase Eight, Lenox Village, as shown on plat of record in Instrument 20080508-0047736, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.**

**Being the same property conveyed to Lenox Village I LLC, a Tennessee Limited Liability Company by deed from McGowan Family Limited Partnership a Tennessee Family Partnership and Lenox Village II LLC a Tennessee Limited Liability Company of record in Instrument 20060310-0028270 on 03/07/2006 and filed for record on 03/10/2006, Register's Office for Davidson County, Tennessee.**

This property is subject to: all matters as set forth per Plat in Instrument Nos. 20070413-0044640, 20080508-0047736; Covenants, Conditions and Restrictions as set forth in Instrument No. 20020315-0032826, Instrument 20021226-0158458, Instrument 20060321-0032383; Master Deed of record in Instrument Nos. 20020315-0032825, Instrument 20021226-0158459, Instrument 20060321-0032382; Easement(s) as shown of record in Instrument Nos. 20010918-0100849, Instrument 20010918-0100850, Instrument 20010918-0100851, Instrument 20010918-0100852, Instrument 20051213-0149579; Charter of Homeowner's Association as shown of record in Instrument No. 20020412-0045831; 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 625-628 & 715-720 Lenox Village S/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 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 12th day of August, 2008.

Lenox Village I LLC

By: _____
David C. McGowan, 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 12th day of August, 2008.

Commission expires: March 20, 2011

L. F. Vaughn
Lynn F. Vaught Notary Public

**File Number: 280701285**

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