File No. 280800773

WARRANTY DEED

DONNA F. DAVIS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,500.00

Lynn D. Vaughn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF AUGUST, 2008.

Donna F. Davis
Notary Public

MY COMMISSION EXPIRES: ~~March 20, 2011~~ 1/19/10
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Regent Homes, LLC	SAME	P/O Map 173 224.00
(NAME) 6026 Nolensville Road	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(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:

Land in Davidson County, Tennessee, being Lot No. 778, Revision to Lots 618 through 624, Phase Eight Lenox Village Subdivision, as shown on plat of record in Instrument 20071106013083 6, in the Register's Office, Davidson County, TN, to which plat reference is hereby made for a more complete description of said property.

Being part of the same property conveyed to Lenox Village I, LLC, a Tennessee Limited Liability Company by Warranty Deed from McGowan Family Limited Partnership, a Tennessee Family Limited Partnership and Lenox Village II, LLC, a Tennessee Limited Liability Company of record in Instrument 200603100028270 on March 7, 2006 and filed for record on March 10, 2006, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: Covenants, Conditions and Restrictions as set forth in Instrument No. 200203150032826, Instrument No. 200212260158458, Instrument No. 200603210032383; Master Deed of record in Instrument No. 200203150032825, Instrument No. 200212260158459, Instrument No. 200603210032382; Charter of Homeowner's Association as shown of record in Instrument No. 200204120045831; Easements as shown of record in Instrument No. 200109180100849, Instrument No. 200109180100850, Instrument No. 200109180100851, Instrument No. 200109180100852, Instrument No. 200512130149579, all matters as set forth per plat of record in Instrument No. 200711060130836; all of the Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 09/12/08 10:02 2 pgs
Fees:13.00 Taxes:209.05

20080912-0093481

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 Lot 778 Lenox Village, Phase 8, 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(S), heirs and assigns forever; and we do covenant 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 29th day of August, 2008.

Lenox Village I, LLC, a Tennessee Limited Liability Company

By:
David C. McGowan, Jr., Chief Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tennessee, David C. McGowan Jr. with whom I am personally acquainted and who proved himself to be the Chief Manager of Lennox Village I, LLC, a Tennessee Limited Liability Company, the bargainor, and who, being authorized to do so, acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 29th day of August, 2008.

Commission expires: March 20, 2011

Lynn F. Vaught Notary Public

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: 280800773

RETURN TO:
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