Return to:
McCann & Hubbard
1604 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: OCTOBER 10, 2009

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $259,900.00.

Shannon R Richardson
Affiant

Subscribed and sworn to me on September 10th, 2008.

NOTARY PUBLIC

Davidson County DEEDWARR
Recvd: 09/19/08 14:28 2 pgs
Fees:13.00 Taxes:961.63

20080919-0095941

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File 23498

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Courtney L. Masselli 2673 Avery Park Drive Nashville, TN 37211	New Owner	173-9-A-827.00 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 **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Courtney L. Masselli, an unmarried woman, hereinafter called **"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 Lot No. 781, on the Plan of the Revision to Lots 618 through 624; Lenox Village, Section Two, Phase 8, Lenox Village, as of record in Instrument No. 20071106-0130836, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a part of the same property conveyed to Regent Homes, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Lenox Village I, a Tennessee Limited Liability Company, of record as Instrument No. 20080402-0033135, 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 which have been prorated by the parties and assumed by the Grantees; and
2. 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; and
3. The land has been classified as Greenbelt for tax assessment, levy and collection purposes, and may be subjected to substantial rollback taxes as defined in Tennessee Code Annotated, Section 67-5-1001, et seq. See Application for Greenbelt Assessment of record as Instrument No. 20010824-0091898, Register's Office for Davidson County, Tennessee.
4. Master Deed Restrictions of record as Instrument No. 20020315-0032825 and made applicable to the subject property by Instrument No. 20021226-0158459 and by Instrument No. 20060321-0032382, said Register's Office.
5. Declaration of Covenants, Conditions and Restrictions, of record as Instrument No. 20020315-0032826, as made applicable by Instrument No. 20021226-0158458 and Instrument No. 20060321-0032383 in said Register's Office.
6. All Matters shown on plan of record as Instrument No. 20071106-0130836, Register's Office for Davidson County, Tennessee.

7. Charter of the Lenox Village Neighborhood Association, Inc., of record as Instrument No. 20010412-0045831, in said Register's Office.
8. Easement for sanitary sewer, storm drainage and water main with appurtenances of record as Instrument No. 20010918-0100850 and Instrument No. 2001-019-0100852, said Register's Office.
9. Stormwater Detention Agreement of record as Instrument No. 20020628-0078164, said Register's Office.
10. Stormwater Detention Agreement of record as Instrument No. 20051213-0149579, said Register's Office.
11. Agreements for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record as Instrument No. 20010918-0100849 and Instrument No. 20010918-0100851, said Register's Office.
12. Subject to the rights of others in and to the common areas.
13. Subject to the lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions.

This property is also known as improved property located at 2673 Avery Park Drive, Nashville, TN 37211.

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 GRANTORS do covenant with the said GRANTEES that they are 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 GRANTORS do further covenant and bind themselves, their heirs 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 September 10th, 2008.

Regent Homes, LLC, a Tennessee Limited Liability Company

By: _____

Richard W. Sebastian, 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 September 10th, 2008.

P. NICOLE DAUGHTRY STATE OF TENNESSEE NOTARY PUBLIC LAWRENCE COUNTY

P. Nicole Daughtry
Notary Public

My commission expires: 11/30/09