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**20080925-0097559**

# WARRANTY DEED

HUGH B SHOULDERS, JR
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 7.6.09
WILSON COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $159,900.00.

*Affiant*

Subscribed and sworn to me on September 22, 2008.

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #23535

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Joan A. Nixon<br>8511 Burnham Lane #J-9<br>Antioch, TN 37013 | SAME ADDRESS AS NEW OWNER | 181-02-A-168.00 CO |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee 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 Joan A. Nixon, hereinafter called **"GRANTEE,"** her 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. J-9 of Lenox Creekside, Phase 3, as set forth in the Amendment to First Supplement to the Master Deed Establishing Lenox Creekside, Phase II, 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. 20080808-0081967, in the Register's Office for Davidson County, Tennessee, amending Instrument No. 20070801-0091466 and subjecting the property to the Master Deed of record as Instrument No. 20060306-0025686, as amended by Instrument No. 20060606-0066938 in said Register's Office; said unit also being shown as part of Exhibit "A" to said Amendment to First Supplement.

Being a portion 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. 20080522-0052670 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 Grantee; and

2. The premises herein described is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including, without limitation, 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 supplemented by First Supplement to the Master Deed for Lenox Creekside Phase II Property of record as Instrument No. 20070801-0091466 as amended by Instrument No. 20080808-0081967, in said Register's Office; 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 By-Laws as Exhibit "C"; and
4. Matters shown on the Exhibit Plat, Sheets 1 through 11, attached to Amendment to First Supplement to Master Deed of record as Instrument No. 20080808-0081967 in said Register's Office; and
5. All matters shown on the P.U.D. Boundary Plat of record in Book 9700, page 374, in said Register's Office; and
6. Agreement for Dedication of Easements for sanitary sewers and/or storm drainage of record in Book 11338, page 743, in said Register's Office; and
7. Stormwater Detention Agreement of record as Instrument No. 20060809-0097652 in said Register's Office; and
8. Right of Way easement to United Telephone Company of record as Instrument No. 20070503-0053020 in said Register's Office; and
9. 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 8511 Burnham Lane #J-9, Antioch, 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 GRANTEE, her heirs and assigns, forever, and GRANTOR does 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 does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 22, 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 September 22, 2008.

_____
NOTARY PUBLIC

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

Certificate of Authenticity

I, Tracy Hobby, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, Quenn Cavnar, a notary public for this county and state, Tracy Hobby who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/2/11.

QUENN N. CAVNAR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.