Davidson County DEEDWARR
Recvd: 10/01/08 12:24 2 pgs
Fees:13.00 Taxes:444.00

20081001-0099670

File No. 280900632

WARRANTY DEED

LYNN F. VAUGHT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF SEPTEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: March 20, 2011.

(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	Regent Homes, LLC	Part of 160-00-0-112.00 and 160-00-0-113.00
(NAME) 6026 Nolensville Road	(NAME) 6026 Nolensville Road	
(ADDRESS) Nashville, Tennessee 37211	(ADDRESS) Nashville, Tennessee 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, **Valley View Village, 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 Unit No. 11, Valley View Village Phase One, as shown on the exhibit to the Master Deed of record in Instrument 200708160097818 and 200805090048312, in the Register's Office, Davidson County, TN, to which plan reference is hereby made for a more complete description of said property.

Being part of the same property conveyed to Valley View Village, LLC, a Tennessee Limited Liability Company by Quit Claim Deed from McGowan Family, LP, a Tennessee Limited Partnership of record in Instrument 200703290037836 on March 29, 2007 and filed for record on March 29, 2007, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Covenants, Conditions and Restrictions as set forth in Book 4020, Page 59 and Instrument 200703290037835; Master Deed of record in Instrument 200708160097818 and Instrument 200805090048312; Easement(s) as shown of record in Instrument 200702130018117; Charter of Homeowner's Association as shown of record in Instrument No. 200708140097170; 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 Unit 11 Valley View, Brentwood, 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 22nd day of September, 2008.

Valley View Village, LLC

By:
David C. McGowan, Jr., President

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 President of Valley View Village, LLC, a Tennessee limited liability company, the within named bargainor, and that he being authorized to do so, executed the foregoing instrument for the purpose therein contained.

Witness my hand at office this 22nd day of September, 2008.

Commission expires: March 20, 2011

Lynn F. Vaught Notary Public

File Number: 280900632

RETURN TO:

Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

