RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $196,178.00.

Affiant

Subscribed and sworn to me on October 2, 2008.

NOTARY PUBLIC

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #23460sp

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Chris Gruening 8222 Lenox Creekside Drive Cane Ridge, TN 37013	SAME ADDRESS AS NEW OWNER	181-02-A-010.00 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 **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Chris Gruening, unmarried, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being certain real property located in Davidson County, Tennessee, known as Townhome Lot No. 10 of Lenox Creekside, Phase I, a residential development composed of townhome lots and condominium units, as shown on Exhibits "E-1, E-2 & E-3" of the Master Deed of record as Instrument No. 20060306-0025686, Register's Office for Davidson County, Tennessee; and being a part of the horizontal property regime established under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, pursuant to the said Master Deed, together with a percentage ownership interest in the Common Elements as prescribed and set forth in said Master Deed, and all recorded amendments and supplements to said Master Deed, as well as any exhibits thereto, which by this reference are incorporated herein and made a part hereof.
>
> 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. 20071126-0137227 in the Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 10/03/08 14:22 3 pgs
Fees:18.00 Taxes:725.86
20081003-0100900

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 paid by the Grantor; 2009 and subsequent taxes are assumed by the Grantee;
2. The premises herein described is part of a Planned Unit Development established under the Horizontal Property Regime established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-103, 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 No. 20060306-0025686 and as amended by Instrument No. 20060606-0066938, in said Register's Office.
3. Charter of Homeowner's Association, 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".
4. Matters shown on the Exhibit Plat of Lenox Creekside, Phase One, of record as Exhibits E1, E2 and E3 of Instrument No. 20060306-0025686 as amended by Instrument No. 20060606-0066938, in said Register's Office.
5. Stormwater Detention Agreement of record as Instrument No. 20060206-0014635 in said Register's Office; and
6. Agreements for Dedication of Easements for sanitary sewers and/or storm drainage of record in Book 9487, pages 901 and 914, in said Register's Office.
7. Rights of way and easements to Gulf Interstate Gas Company of record in Book 2203, page 579, and Book 2244, page 11, in said Register's Office, in connection with General Warranty Deed executed by Gulf Interstate Company to The Columbia Gas Systems, Inc., of record in Book 2875, page 299, in said Register's Office.
8. 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 8222 Lenox Creekside Drive, Cane Ridge, 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 his 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, his 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 October 2, 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 October 2, 2008.

June E. Rowell

NOTARY PUBLIC

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
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