Davidson County DEEDWARR
Recvd: 10/13/08 13:53 3 pg
Fees:18.00 Taxes:1106.30

20081013-0103088

RECORD & RETURN TO:
FILE BOX 36 if Davidson County

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $299,000.00.

Bonnie Troxel
Affiant

Subscribed and sworn to me on October 10, 2008.

NOTARY PUBLIC

JEREMY H. CHERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Jeremy H. Cherry
My Commission Expires
March 7, 2011
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 #23531SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Bonnie Troxel 816 Valley View Circle Brentwood, TN 37027	SAME AS NEW OWNER	160-14-G-012 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 does transfer and convey unto Bonnie Troxel, an unmarried person, 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. 12 of the Valley View Village, Phase 2, 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 as set forth in the First Supplement and Amendment to the Master Deed of record as Instrument No. 20080509-0048312, in the Register's Office for Davidson County, Tennessee, annexing said Phase 2 property to the Master Deed of record as Instrument No. 20070816-0097818 in said Register's Office. Said Unit No. 12 also being part of Exhibit "B" of said First Supplement.
>
> Being part of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company, by Deed from Valley View Village, LLC, a Tennessee limited liability company of record as Instrument No. 20080822-0086495, 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 all matters shown on the plan of Brentwood Gardens of record in Book 3842, page 61, in said Register's Office.
3. Restrictive covenants contained in an instrument of record in Book 4020, page 59, as amended by instrument No. 20070329-0037835, in said Register's Office.
4. Stormwater Detention Agreement filed for record as Instrument No. 20070213-0018117, in said Register's Office.
5. Subject to the easements, rights and obligations as set out in the Master Deed of Valley View Village of record as Instrument No. 20070816-0097818, as amended by Instrument No. 20080509-0048312, in the Register's Office for Davidson County, Tennessee, and the By-Laws of the Homeowners Association appended thereto.
6. Charter of the Valley View Village Condominium Owners Association, Inc., of record as Instrument No. 20070814-0097170, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 816 Valley View Circle, Brentwood, TN 37027.

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 does covenant with the said GRANTEE 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 does further covenant and bind themselves, their heirs 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 October 10, 2008.

Regent Homes, LLC, a Tennessee Limited Liability Company

By: _____

Richard W. Sebastian, Authorized Representative

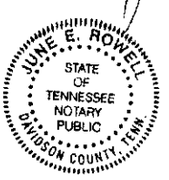
STATE OF TENNESSEE, COUNTY OF DAVIDSON

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, 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 10, 2008.

June E. Rowell
NOTARY PUBLIC

My Commission Expires:



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