WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/10/08 10:53 4 pgs
Fees:23.00 Taxes:665.63
20081210-0119104

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $179,900.00.

Jennifer Cole
Affiant

Subscribed and sworn to me on October 27, 2008.

Janel L. McAlister
NOTARY PUBLIC

JANEL L. McALISTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #23626SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Corey D. Hamilton 8218 Lenox Creekside Drive Cane Ridge, TN 37013	First Community Mortgage, Inc. 1610 South Church St. Ste. A. Murfreesboro, TN 37130	181-2-A-008 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 Corey D. Hamilton, unmarried, 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 Townhome Unit No. 8, on the Exhibit Plat of Lenox Creekside, Phase One, of record as Exhibits E1, E2 and E3 of record as Instrument No. 20060306-0025686 and as amended by Instrument No. 20060606-0066938 in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being part of the same property conveyed to Regent homes, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Lenox Creekside, LLC, a Tennessee Limited Liability Company, of record as Instrument No. 20071126-0137227, 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. The premises herein described is part of the Horizontal Property Regime established 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, of record as Instrument No. 20060306-0025686 as amended by Instrument No. 20060606-0066938, in the Register's Office for Davidson County, Tennessee.

3. Charter of Lenox Creekside Homeowners 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 the 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 record as Instrument No. 20060306-0025686 ad 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.
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, 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, said Register's Office.
8. Subject to the rights of others in and to the common areas and elements.
9. Subject to the lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions, Master deed and By-Laws.

This property is also known as improved property located at 8218 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 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 October 27, 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, a Notary Public of said County and State, 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, acknowledged himself to be Authorized Representative (or other officer authorized to execute the instrument) 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 company by himself as Authorized Representative.

Witness my hand and official seal on October 27, 2008.

Bobbie Cooper
NOTARY PUBLIC

My Commission Expires:



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

Certificate of Authenticity

I, Jennifer C. Cole, 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.

Jennifer C Cole

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J Rucker

Notary's Signature

My Commission Expires: MAR 10 2012

Notary's Seal (If on paper)

