File No. 290200732

WARRANTY DEED

KATHY JONES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Davidson County DEEDWARR
Recvd: 03/06/09 09:58 2 pgs
Fees:13.00 Taxes:627.15
20090306-0020143

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25TH DAY OF FEBRUARY, 2009.

Notary Public

MY COMMISSION EXPIRES: 1-19-10

(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	173-09-0A-792.00 (Lot 761) 173-09-OA-796.00 (Lot 765) 173-09-(A-797.00 (Lot 766)
(NAME) 6026 Nolensville Pike	(NAME) 6026 Nolensville Pike	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 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, **Lenox Village I, 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 Lot Nos. 761, 765 and 766, Section Two of Phase Eight Lenox Village as shown on plat of record in Instrument No. 20070413-0044640, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lots.

BEING part of the same property conveyed to Lenox Village I LLC a Tennessee Limited Liability Company by Warranty Deed from McGowan Family Limited Partnership a Tennessee Family Partnership, and Lenox Village II LLC a Tennessee Limited Liability Company of record in Instrument No. 20060310-0028270 on 03/07/2006 and filed for record on 03/10/2006, Register's Office for DAVIDSON County, Tennessee.

This conveyance is subject to all matters as set forth per Plat by Instrument No. 20070413-0044640; Master Deed of record in Instrument No. 20020315-0032825, Instrument No. 20021226-0158459 and Instrument No. 20060321-0032382; Restrictions of record in Instrument No. 20020315-0032826, Instrument No. 20021226-0158458, Instrument No. 20060321-0032383; Sewer Easement of record in Instrument No. 20010918-0100849, Instrument No. 20010918-0100850, Instrument No. 20010918-0100851 and Instrument No. 20010918-0100852; Storm Water Detention Agreement Easement of record in Instrument No. 20051213-0149579; Charter of Homeowner's Association as shown of record in Instrument No. 20020412-0045831; all of 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 Lots 761,765,766, Lenox Village, Nashville, 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 25th day of February, 2009.

Lenox Village I, LLC

By: _____

David C. McGowan, Jr., Chief Manager

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 Chief Manager of Lenox Village I, 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 25th day of February, 2009.

Commission expires: 1-19-10

_____

Notary Public

KATHY JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: 290200732

RETURN TO:

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