Davidson County DEEDWARR
Recvd: 03/11/09 14:34 3 pgs
Fees:18.00 Taxes:616.36
20090311-0022117

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 $166,584.00.

Kara Baker
Affiant

Subscribed and sworn to me on March 10, 2009.

JEREMY H. CHERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

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 #23817SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kara Baker 4844 Bevendean Drive, Unit B-7 Nashville, TN 37211	SAME ADDRESS AS NEW OWNER	161-9-A-061 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, 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 do transfer and convey unto Kara Baker, a single woman, 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. B-7 as set forth in the Master Deed Establishing Brighton Village, Phase 4, 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, of record as Instrument No. 20080117-0005582 as amended by First Amendment to Master Deed of record as Instrument No. 20080808-0081965 in the Register's Office for Davidson County, Tennessee; said unit also being shown as part of Exhibit "E" to said First Amendment to the Master Deed.

Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company by Deed, dated August 29, 2008 from Brighton Village, LLC, a Tennessee limited liability company, of record as Instrument No. 20080912-0093479 in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2009 Davidson County Taxes, which have been prorated by the parties and assumed by the Grantee; and

2. Matters shown on Exhibit "A" to First Amendment to Master Deed establishing Brighton Village, of record as Instrument No. 20080808-0081965 in the Register's Office for Davidson County, Tennessee; and
3. Agreements regarding sewage soil absorption system of record in Book 7230, pages 136 and 137, in the Register's Office for Davidson County, Tennessee; and
4. Easement for sanitary sewers and/or storm drainage of record in Book 7520, page 908, in said Register's Office; and
5. Driveway easement as disclosed by instruments of record in Book 7233, page 438, and Book 7416, page 47, in said Register's Office; and
6. Matters shown on Boundary & Topographic Survey of the Zachary Rucker, Sr. Property by Hornton & Associates, Inc., Jeffrey K. Kimbro, Tenn. R.L.S. No. 1756, last revised March 1, 2004, including a 20 ft. wide sanitary sewer easement crossing the subject property along Edmondson Pike, and encroachment by a rock wall and concrete driveway onto adjoining property to the South; and
7. Stormwater Detention Agreement of record as Instrument No. 20061027-0133549 in said Register's Office; and
8. Easement for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances of record as Instrument No. 20061027-0133575 in said Register's Office; and
9. Stormwater Detention Agreement of record as Instrument No. 20071121-0136366 in said Register's Office; and
10. Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and appurtenances of record as Instrument No. 20071121-0136402 in said Register's Office; and
11. The premises herein described is part of the Horizontal Property Regime established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, 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 Brighton Village of record as Instrument 20080117-0005582 as amended and supplemented in the Register's Office for Davidson County, Tennessee; and
12. Application to combine parcels of record as Instrument No. 20071128-0137905 in said Register's Office; and
13. 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; and

This property is also known as improved property located at 4844 Bevendean Drive, Unit B-7, Nashville, TN 37211.

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, her 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, 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 March 10, 2009.

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 March 10, 2009.

_____
NOTARY PUBLIC

My Commission Expires:

JEREMY H. CHERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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