22718MSP
Box 36

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 $400,000.00.
	Affiant
BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.	Subscribed and sworn to me on March 13, 2009.
NOTARY PUBLIC Bobbie Cooper My Commission Expires November 7, 2012 STATE OF TENNESSEE	NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #22718MSP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Regent Homes, LLC 6901 Lenox Village Drive Suite 107 Nashville, TN 37211	SAME ADDRESS AS NEW OWNER	161-9-A-025 CO (Lot 4801) 161-9-A-026 CO (Lot 4803) 161-9-A-027 CO (Lot 4805) 161-9-A-028 CO (Lot 4807) 161-9-A-029 CO (Lot 4809) 161-9-A-030 CO (Lot 4811) 161-9-A-031 CO (Lot 4813) 161-9-A-032 CO (Lot 4815)

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, Brighton Village, LLC, a Tennessee Limited Liability Company, hereinafter called "GRANTOR," has bargained and sold, and by these presents does transfer and convey unto Regent Homes, LLC, a Tennessee Limited Liability Company, hereinafter called "GRANTEE," its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 4801, 4803, 4805, 4807, 4809, 4811, 4813 & 4815, as set forth in the Master Deed Establishing Brighton Village, Phase 3, a 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 Lots also being shown as part of Exhibits "E" and "A" to said Master Deed, as amended.

Being a portion of the same property conveyed to Brighton Village, LLC, a Tennessee limited liability company by Deed from Regent Investments I, Inc., a Tennessee Corporation, of record as Instrument No. 20070913-0109979 in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
T20090017846 DEEDWARR
Recvd: 03/17/09 14:01 3 pgs
Fees:18.00 Taxes:1480.00
20090317-0024024

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

1. 2009 Davidson County taxes which have been 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 or supplemented; 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.

This property is also known as unimproved properties to be located at 4801 Bevendean Drive, Nashville, TN 37211 (Lot 4801); 4803 Bevendean Drive, Nashville, TN 37211 (Lot 4803); 4805 Bevendean Drive, Nashville, TN 37211 (Lot 4805); 4807 Bevendean Drive, Nashville, TN 37211 (Lot 4807); 4809 Bevendean Drive, Nashville, TN 37211 (Lot 4809); 4811 Bevendean Drive, Nashville, TN 37211 (Lot 4811); 4813 Bevendean Drive, Nashville, TN 37211 (Lot 4813); & 4815 Bevendean Drive, Nashville, TN 37211 (Lot 4815).

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 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, 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 on March 13, 2009.

Brighton Village, LLC, a Tennessee
Limited Liability Company:

By: _____
Rick Blackburn

Title: Secretary

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Rick Blackburn, 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 Secretary of BRIGHTON VILLAGE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, and that he as such Secretary executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Secretary.

Witness my hand, at office, on March 13, 2009.

_____
Notary Public

Expires: August 20, 2010

