BILL GARRETT, Davidson County
Trans:T20090025275 DEEDWARR
Recvd: 04/16/09 14:53 2 pgs
Fees:13.00 Taxes:518.00
20090416-0034735

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of April, 2009.

Notary Public

MY COMMISSION EXPIRES: 5-8-2012

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
R. J. YORK HOMES, LLC	SAME	94-16-E
2507 Westfield Drive		PARCELS 57,58
Lebanon, TN 37090		78 AND 79

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

REGENT LAND, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

R. J. YORK HOMES, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Unit Numbers 57, 58, 78 and 79, on the Plan of Spence Enclave Townhomes, a planned unit development, as of record in Instrument Number 20061115-0141672, amended in Instrument Number 20061117-0142842, 20061213-0153595, 20080222-0017508, 20080423-0041404 and 20080507-0047102, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Regent Land, LLC, a Tennessee limited liability company, of record in Instrument Number 20051103-0133519, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. **Taxes for the year 2009 and subsequent years.**
2. **All matters as shown on plan of record in Instrument Number 20061115-0141672 and amended in Instrument Number 20061117-0142842, 20061213-0153595, 20080222-0017508, 20080423-0041404 and 20080507-0047102, said Register's Office.**

Unimproved (X)
This is improved ( ) property known as 1515 Lebanon Pike, Units 57, 58, 78 and 79, Nashville, TN 37210

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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 its hand(s) this 8th day of April, 2009

REGENT LAND, LLC

By: _____
DAVID TAYLOR, CHIEF MANAGER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared DAVID TAYLOR with whom I am personally acquainted and who upon oath(s) acknowledged himself to be the Chief Manager of the REGENT LAND, LLC , the within named bargainor, and corporation, and that he as such Chief Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said DAVID TAYLOR, as such Chief Manager.

Witness my hand and official seal at office at Nashville, Tennessee on this the 8th day of April, 2009.

_____
Notary Public

My Commission Expires: 5-8-2012

