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 $181,600.00. Affiant Subscribed and sworn to me on May 12, 2009. NOTARY PUBLIC

TAHIRA J. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN My Commission Expires September 26, 2009

THIS INSTRUMENT WAS PREPARED BY: Richard W. Sebastian ORTALE, KELLEY, HERBERT & CRAWFORD 200 Fourth Avenue North Nashville, TN 37219-0375 Our File #23871SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Marcus A. Hill & Dwan Hill 2722 Dracut Lane Nashville, TN 37211	Elite Home Loans 109 Westpark Dr. Ste. 260 Brentwood, TN 37027 SAME ADDRESS AS NEW OWNER	173-09-A-671 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 **"GRANTOR,"** has bargained and sold, and by these presents do transfer and convey unto Marcus A. Hill and Dwan Hill, 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 Lot No. 716, Resubdivision of Lots 715 through 720, Phase Eight, Lenox Village, as shown on plat of record as Instrument No. 20080508-0047736 in the Register's Office of Davidson County, Tennessee, to which plat reference is made for a more complete and accurate description.

Being a part of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company, by Warranty Deed from Lenox Village I, LLC, a Tennessee limited liability company, of record as Instrument No. 20080822-0086491 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 Plan of record as Instrument No. 20080508-0047736 in said Register's Office; and

BILL GARRETT, Davidson County
Trans:T20090034282 DEEDWARR
Recvd: 05/26/09 09:13 3 pgs
Fees:18.00 Taxes:671.92
20090526-0047833

3. Master Deed Restrictions of record as Instrument No. 20020315-0032825 and made applicable to the subject property by Instrument No. 20021226-0158459 and by Instrument No. 20060321-0032382 in said Register's Office; and
4. Declaration of Covenants, Conditions and Restrictions, of record as Instrument No. 20020315-0032826, as made applicable by Instrument No. 20021226-0158458 and Instrument No. 20060321-0032383 in said Register's Office; and
5. Charter of the Lenox Village Neighborhood Association, Inc., of record as Instrument No. 20010412-0045831 in said Register's Office; and
6. Easements for sanitary sewer, storm drainage and water main with appurtenances of record as Instrument No. 20010918-0100850 and Instrument No. 20010918-0100852 in said Register's Office; and
7. Stormwater Detention Agreement of record in Instrument No. 20020628-0078164, in said Register's Office; and
8. Stormwater Detention Agreement of record in Instrument No. 20051213-0149579, in said Register's Office; and
9. Agreements for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record as Instrument No. 20010918-0100849 and Instrument No. 20010918-0100851 in said Register's Office; and
10. 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 improved property located at 2722 Dracut Lane, 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 GRANTEES, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES 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, 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 May 12, 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 and official seal on May 12, 2009.

NOTARY PUBLIC

My Commission Expires: _____



NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
November 7, 2012
STATE OF TENNESSEE