BOK 36
23854

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $173,900.00.

Courtney A. Jones
Affiant

Subscribed and sworn to me on May 29, 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 #23854sp

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Courtney A. Jones 2672 Avery Park Drive Nashville, TN 37211	SAME ADDRESS AS NEW OWNER	173-9-A-775 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 **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Courtney A. Jones, 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 all of Lot No. 658 on plan of Section Two of Phase Eight of Lenox Village, as shown by plat appearing of record in Instrument No. 20070413-0044640 in the Register's Office of Davidson County, Tennessee, to which reference is made for more complete description of said lot.

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. 20080523-0053133 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.
2. Matters shown on Plan of record as Instrument No. 20070413-0044640 in said Register's Office.
3. Master Deed Restrictions of record as Instrument No. 20020315-0032825, as amended or supplemented, in said Register's Office; and
4. Declaration of Covenants, Conditions and Restrictions, of record as Instrument No. 20020315-0032826, as amended or supplemented, in said Register's Office; and
5. Charter of Lenox Village Neighborhood Association, Inc., of record as Instrument No. 20010412-0045831 in said Register's Office; and

BILL GARRETT, Davidson County
Trans:T20090035952 DEEDWARR
Recvd: 06/01/09 14:33 2 pgs
Fees:13.00 Taxes:643.43
20090601-0050218

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. Restrictive Covenant for Detached Structure of record as Instrument No. 20090311-0022116 in said Register's Office; and
11. 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 2672 Avery Park Drive, 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/or 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 May 29, 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 May 29, 2009.

_____
Notary Public

JAMIE L. GASKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Jamie L. Gaskins
My Commission Expires
November 7, 2012
STATE OF TENNESSEE