BILL GARRETT, Davidson County
Trans:T20090052816 DEEDWARR
Recvd: 08/04/09 14:07 2 pgs
Fees:13.00 Taxes:925.00
20090804-0073018

RECORD & RETURN TO:
FILE BOX 36 if Davidson County

WARRANTY DEED

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $250,000.00.

Laura N. Nix
Affiant

Subscribed and sworn to me on July 31, 2009.

June E. Rowell
NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #23977SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Laura N. Nix 704 Meadowcroft Lane Nolensville, TN 37135	SAME AS NEW OWNERS	186-04-A-199.00 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 **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Laura N. Nix, an unmarried 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 Lot No. 239 of Burkitt Place, Phase 2-E, on plat of record as Instrument No. 20070808-0093146 in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being part of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company, by Special Warranty Deed from Burkitt Place Development, LLC, a Tennessee limited liability company, of record as Instrument No. 20090417-0035119 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 Grantees; and
2. Subject to matters shown on plat of record as Instrument No. 20070806-0093146 in the Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20060306-0025388 as amended by Instrument No. 20070202-0014304 in said Register's office.
4. Easement and Contribution Agreement of record as Instrument No. 20050816-0096915 in said Register's Office.

5. Easement Agreement of record as Instrument No. 20060317-0030915 in said Register's Office.
6. PUD Boundary Plat of record as Instrument No. 20050920-0113225 in said Register's Office.
7. Stormwater Detention Agreement of record as Instrument No. 20060427-0048083 in said Register's Office.
8. Quitclaim Deed to Burkitt Place Homeowners' Association, Inc., for common areas of record as Instrument No. 20071220-0145868 in said Register's Office.
9. 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 704 Meadowcroft Lane, Nolensville, TN 37135.

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 GRANTORS does covenant with the said GRANTEE that they are 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 GRANTORS does further covenant and bind themselves, their heirs 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 July 31, 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 July 31, 2009.

June E. Rowell
Notary Public

My Commission Expires:

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

LWW