(1)
Box 36
21579JSP

BILL GARRETT, Davidson County
Trans: T20090078871 DEEDWARR
Recvd: 11/19/09 14:20 3 pgs
Fees: 18.00 Taxes: 832.50
20091119-0106693

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 $225,000.00.

Affiant

Subscribed and sworn to me on November 12, 2009.

NOTARY PUBLIC

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
November 7, 2012
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 #21579hsp

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Regent Homes, LLC 6901 Lenox Village Drive, Ste 107 Nashville, TN 37211	SAME ADDRESS AS NEW OWNER	173-9-A 755 CO (Lot 638) 173-9-A 756 CO (Lot 639) 173-9-A 757 CO (Lot 640) 173-9-A 758 CO (Lot 641) 173-9-A 759 CO (Lot 642)

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, Lenox Village I, 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. 638, 639, 640, 641 and 642 as shown on the Plan of the Resubdivision of Lots 638 through 649, Phase 8, Lenox Village, of record in Instrument No. 20080508-0047734 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Lenox Village I, LLC, a Tennessee Limited Liability Company by Deed from McGowan Family Limited Partnership, a Tennessee Limited Partnership and Lenox Village II, LLC, a Tennessee Limited Liability Company, of record as Instrument No. 20060310-0028270 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 assumed by the Grantee; and
2. Matters shown on Plan of record as Instrument No. 20080508-0047734 in the Register's Office for Davidson County, Tennessee; and
3. Charter of the Lenox Village Neighborhood Association, Inc., of record as Instrument No. 20010412-0045831 in said Register's Office; and
4. Master Deed Restrictions of record as Instrument No. 20020315-0032825, as amended or supplemented, said Register's Office; and
5. Declaration of Covenants, Conditions and Restrictions, of record as Instrument No. 20020315-0032826, as amended or supplemented 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 unimproved property known as 3122 Fyffe Lane, Nashville, TN 37211 (Lot 638); 3120 Fyffe Lane, Nashville, TN 37211 (Lot 639); 3118 Fyffe Lane, Nashville, TN 37211 (Lot 640); 3116 Fyffe Lane, Nashville, TN 37211 (Lot 641); and 3114 Fyffe Lane, Nashville, TN 37211 (Lot 642).

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 November 12, 2009.

Lenox Village I, 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 LENOX VILLAGE I, 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 November 12, 2009.

_____
Notary Public

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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