Pick Up

BILL GARRETT, Davidson County
Trans:T20090079916 DEEDWARR
Recvd: 11/24/09 14:09 5 pgs
Fees:22.00 Taxes:0.00
20091124-0108135

RECORDING STAMP ON BACK PAGE

(1)
Box 36

THIS INSTRUMENT PREPARED BY:
MOORELAND TITLE COMPANY, LLC
213 Overlook Circle
Suite B-2
Brentwood, TN 37027
(615) 376-9400

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

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $259,620.00

AFFIANT

Subscribed and sworn to before me, this 12th day of November, 2009.

NOTARY PUBLIC

My Commission Expires: _____

Address New Owners as Follows:
Regent Homes, LLC
6901 Lennox Village Drive, Ste. 107
Nashville, TN 37211

Send Tax Bills To:
OWNER

Map-Parcel Number:
Lot 230 -186-040-A-208
Lot 235 -186-040-A-203
Lot 312 - 33E-B-008
Lot 323 - 33E-B-011

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Burkitt Place Development, LLC, a Tennessee Limited Liability Company ("Grantor") does hereby bargain, sell, transfer and convey unto **Regent Homes, LLC, a Tennessee Limited Liability Company** ("Grantee") its successors, representatives and assigns, property located in Davidson and Williamson County, Tennessee and more particularly described as follows:

See Attached Exhibit "A"

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to REGENT HOMES, LLC, its successors, representatives and assigns, forever.

AND BURKITT PLACE DEVELOPMENT, LLC does hereby covenant with REGENT HOMES, LLC, that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except as otherwise provided herein.

AND BURKITT PLACE DEVELOPMENT, LLC does further covenant and bind itself, its successors, representatives and assigns to warrant and forever defend the title to said land to REGENT HOMES, LLC, its successors, representatives and assigns against the lawful claims of all persons claiming by through or under Grantor but not further or otherwise.

Note: Any rollback taxes shall be paid by the Grantor.

This is (X) unimproved ( ) improved property known as: Lot Nos. 230, 235, 312 and 323– Burkitt Place Subdivision, Nashville, TN

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 12th day of November, 2009.

Burkitt Place Development, LLC

By: _____
G. Allen Patton, Chief Manager
Lot Nos230, 235, 312 & 323– Burkitt Place

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named G. Allen Patton, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Chief Manager of Burkitt Place Development, LLC, the bargainor, a Tennessee Limited Liability Company, and that he as such Chief Manager, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Burkitt Place Development, LLC by himself as such Chief Manager.

WITNESS my hand and official seal at Brentwood, Tennessee, on this 6th day of October, 2009.

_____
NOTARY PUBLIC

LINDA J OTT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN

My Commission Expires: 1-30-10

This conveyance is made subject to:

Permitted Encumbrances

EXCEPTIONS FOR TRACT I (LOTS 230 & 235):

Subject to all matters shown on the Plat of record as Instrument No. 20090902-0082756 in the Register's Office for Davidson County, Tennessee (Tract I).

Declaration of Covenants, Conditions and Restrictions for Burkitt Place of record as Instrument No. 20060306-0025388 as amended by Instrument No. 20070202-00143404, Register's Office for Davidson County, Tennessee (Tract I).

Easement and Contribution Agreement of record as Instrument No. 20050816-0096915 in the Register's Office for Davidson County, Tennessee (Tract I).

Easement Agreement of record as Instrument No. 20060317-0030915 in the Register's Office for Davidson County, Tennessee (Tract I).

PUD Boundary Plat of record as Instrument No. 20050920-0113225 in the Register's Office for Davidson County, Tennessee (Tract I).

Stormwater Detention Agreement of record as Instrument No. 20060427-0048083 in the Register's Office for Davidson County, Tennessee (Tract I).

Quitclaim Deed for common areas of record as Instrument No 20071220-0145868 in the Register's Office for Davidson County, Tennessee (Tract I).

EXHIBIT "A"

Tract I:

Land in Davidson County, Tennessee, being Lot Nos. 230 & 235 as shown on the Final Plat Revision of Burkitt Place, Phase 2-E Lots 184, 229, 230, 232 thru 238, 261 and 291 thru 294, of record as Instrument Number 20090902-0082756, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Burkitt Place Development, LLC by deed from Benjamin R. McMurray III, Frank M. McMurray and William M. McMurray of record as Instrument No. 20050816-0096917 in the Register's Office for Davidson County, Tennessee, and Deed from James N. McFarlin, William T. McFarlin, Ruth Marie McFarlin, Ellen M. Jennings, and May Lou Holmes of record as Instrument No. 20050816-0096916 in the Register's Office for Davidson County, Tennessee.

Tract II:

Land in Williamson County, Tennessee, being Lot No. 312 on the Final Plat of Burkitt Place, Phase 2-A, as of record in Plat Book 46, page 100, Register's Office for Williamson County, Tennessee.

Being a part of the same property conveyed to Burkitt Place Development, LLC by deed from Benjamin R. McMurray III, Frank M. McMurray and William M. McMurray of record in Book 3657, page 367 and Deed from James N. McFarlin, William T. McFarlin, Ruth Marie McFarlin, Ellen M. Jennings, and May Lou Holmes of record in Book 3657, page 358, Register's Office for Williamson County, Tennessee.

Tract III:

Land in Williamson County, Tennessee, being Lot No. 323 on the Final Plat of Burkitt Place, Phase 2F, as shown by plat appearing of record in Plat Book 50, page 51, Register's Office for Williamson County, Tennessee.

Being a part of the same property conveyed to Burkitt Place Development, LLC by deed from Benjamin R. McMurray III, Frank M. McMurray and William M. McMurray of record in Book 3657, page 367 and Deed from James N. McFarlin, William T. McFarlin, Ruth Marie McFarlin, Ellen M. Jennings, and May Lou Holmes of record in Book 3657, page 358, Register's Office for Williamson County, Tennessee.

EXCEPTIONS FOR TRACT II (LOT 312):

Subject to all matters shown on the Plat of record in Plat Book 46, page 100 in the Register's Office for Williamson County, Tennessee (Tract II).

Declaration of Covenants, Conditions and Restrictions for Burkitt Place of record in Book 3845, page 754, as amended in Book 4166, page 667 and Book 4179, page 811, Register's Office for Williamson County, Tennessee (Tracts II & III).

Easement and Contribution Agreement of record in Book 3657, Page 344, in the Register's Office for Williamson County, Tennessee (Tracts II & III).

Warranty Deed to State of Tennessee with respect to a project by the Tennessee Department of Transportation of record in Book 1481, page 273, in the Register's Office for Williamson County, Tennessee (Tracts II & III).

Easement Agreement of record in Book 3855, Page 402, in the Register's Office for Williamson County, Tennessee (Tracts II & III).

Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps & Appurtenances Easement of record in Book 3678, page 723, in the Register's Office for Williamson County, Tennessee (Tracts II & III).

Quitclaim Deed to Burkitt Place Homeowners Association, Inc., a Tennessee corporation, of record in Book 4449, page 487, in the Register's Office for Williamson County, Tennessee conveying open space and common areas (Tracts II & III).

Charter of the Burkitt Place Homeowners Association, Inc., of record in Book 4244, page 871, in the Register's Office for Williamson County, Tennessee (Tracts II & III).

EXCEPTIONS FOR TRACT II (LOT 323):

Subject to all matters shown on the Plat of record in Plat Book 50, page 51 as corrected by Certificate of Street Name Change of record in Book 4694, page 230, in the Register's Office for Williamson County, Tennessee (Tract III).

Declaration of Covenants, Conditions and Restrictions for Burkitt Place of record in Book 3845, page 754, as amended in Book 4166, page 667 and Book 4179, page 811, Register's Office for Williamson County, Tennessee (Tracts II & III).

Easement and Contribution Agreement of record in Book 3657, Page 344, in the Register's Office for Williamson County, Tennessee (Tracts II & III).

Warranty Deed to State of Tennessee with respect to a project by the Tennessee Department of Transportation of record in Book 1481, page 273, in the Register's Office for Williamson County, Tennessee (Tracts II & III).

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Charter of the Burkitt Place Homeowners Association, Inc., of record in Book 4244, page 871, in the Register's Office for Williamson County, Tennessee (Tracts II & III).

BK/PG:4958/724-727

09049376

DEED	
11/23/2009	10:32 AM
BATCH	165066
MTG TAX	0.00
TRN TAX	960.59
REC FEE	20.00
DP FEE	2.00
ARC FEE	0.00
TOTAL	983.59

STATE of TENNESSEE, WILLIAMSON COUNTY

SADIE WADE

REGISTER OF DEEDS