BILL GARRETT, Davidson County
Trans:T20090087199 DEEDWARR
Recvd: 12/29/09 14:08 3 pgs
Fees:18.00 Taxes:645.28
20091229-0118002

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 $174,400.00.

Affiant

Subscribed and sworn to me on December 23, 2009.

NOTARY PUBLIC

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

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #24249SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Charles M. Rice & Marita M. Rice 1203 Tower Hill Road Livingston, TN 38570	SAME ADDRESS AS NEW OWNER	172-12-D-566

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 does transfer and convey unto Charles M. Rice and Marita M. Rice, husband and wife, 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 Unit No. I-209 of Building I (Regent Building) as set forth in the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, annexing additional property to the Town Center Homes, a Horizontal Property Regime (Phase II of Lot 2, Section 1, more commonly referred to as Building I or the Regent Building), a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20080326-0030439 in the Register's Office for Davidson County, Tennessee; said unit also being part of Exhibit "B" to said Supplement to Declaration.

Being part of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company, by Deed from Lenox Village I, LLC, a Tennessee limited liability company, of record as Instrument No. 20070201-0013553 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 paid by Grantor; 2010 and subsequent taxes are assumed by the Grantees.
2. Matters shown on the plans of record as Exhibit "B" to the instruments of record as Instrument Nos. 20080326-0030438 and 20080326-0030439 in the Register's Office for Davidson County, Tennessee.
3. Master Deed Restrictions of record as Instrument No. 20020315-0032825 in said Register's Office.
4. Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of record as Instrument No. 20020315-0032826, as made applicable by Supplemental Declaration of record as Instrument No. 20080326-0030439, and ratified by Ratification Amendment of record as Instrument No. 20080403-0033974 in said Register's Office.
5. Matters contained in the Town Center Declaration of Charter, Easements, Covenants and Restrictions for Lenox Village, A Traditional Neighborhood Development, of record as Instrument No. 20060612-0069716, in said Register's Office.
6. Charter of Lenox Village Town Center Association, Inc., of record as Instrument No. 20031016-0153550 in said Register's Office.
7. Easements for sanitary sewer, water mains and appurtenances of record as Instrument No. 20011129-0130322 and Instrument No. 20030923-0140666 in said Register's Office.
8. Stormwater Detention Agreement of record in Book 7361, page 230, and Instrument No. 20020408-0042676 in said Register's Office.
9. Second Supplement to the Declaration of Charter, Easements, Covenants and Restrictions for the Town Center at Lenox Village, a Traditional Neighborhood Development of record as Instrument No. 20080326-0030438, and ratified by Instrument No. 20080403-0033975 in said Register's Office.
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 6901 Lenox Village Drive, Unit I-209, 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 GRANTEES, 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 December 23, 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.

_____
NOTARY PUBLIC

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

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