Boy 36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100009548 DEEDWARR
Recvd: 02/17/10 14:22 2 pgs
Fees:13.00 Taxes:980.13

20100217-0012176

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $264,900.00.

Affiant

Subscribed and sworn to me on February 17, 2010.

NOTARY PUBLIC

RICHARD W. SEBASTIAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Richard W. Sebastian
My Commission Expires
March 10, 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 #24315SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Katy Wiseman 8412 Danbrook Drive Nolensville, TN 37135	SAME ADDRESS AS NEW OWNER	186-04-A-207.00 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 **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Katy Wiseman, 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. 231 of Burkitt Place, Phase 2-E, on Plat of record as Instrument No. 20070806-0093146 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, of record as Instrument No. 20090915-0086187 in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

The conveyance of the above-described parcel of land is subject to the following:

1. 2010 Davidson County taxes, which have been prorated by the parties, and subsequent taxes are assumed by the Grantee.
2. 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.
3. Subject to all matters shown on the Plat of record as Instrument No. 20070806-0093146 in the Register's Office for Davidson County, Tennessee.
4. Declaration of Covenants, Conditions and Restrictions for Burkitt Place of record as Instrument No. 20060306-0025388 as amended by Instrument No. 20070202-00143404,
5. Easement and Contribution Agreement of record as Instrument No. 20050816-0096915 in the Register's Office for Davidson County, Tennessee.

6. Easement Agreement of record as Instrument No. 20060317-0030915 in the Register's Office for Davidson County, Tennessee.
7. PUD Boundary Plat of record as Instrument No. 20050920-0113225 in the Register's Office for Davidson County, Tennessee.
8. Stormwater Detention Agreement of record as Instrument No. 20060427-0048083 in the Register's Office for Davidson County, Tennessee.
9. Quitclaim Deed for common areas of record as Instrument No 20071220-0145868 in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 8412 Danbrook Drive, 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 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, 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 February 17, 2010.

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 February 17, 2010.

_____
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