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# WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $279,900.00.

Affiant

Subscribed and sworn to me on February 26, 2010.

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

BILL GARRETT, Davidson County
Trans:T20100011985 DEEDWARR
Recvd: 03/01/10 14:19 3 pgs
Fees:18.00 Taxes:1035.63
20100301-0015482

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #24334SP

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Karen Ann Fentress<br>814 Valley View Circle<br>Brentwood, TN 37027 | SAME ADDRESS AS NEW OWNER | 160-14-G-011 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 Karen Ann Fentress, 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 Unit No. 11 as set forth in the Master Deed Establishing Valley View Village, Phase I, 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. 20070816-0097818 in the Register's Office for Davidson County, Tennessee, as supplemented and amended the First Supplement and Amendment to the Master Deed for Valley View Village of record as Instrument No. 20080509-0048312 in said Register's Office; together with an undivided percentage ownership interest in the Common Elements of the project. Said Unit, as well as all the Common Elements related thereto, being shown on Exhibit "B" attached to said First Supplement and Amendment.
>
> Being part of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company, by Deed dated 9/22/08 from Valley View Village, LLC, a Tennessee limited liability company, of record as Instrument No. 20081001-0099670 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. 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.

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3. The premises herein described is part of the Horizontal Property Regime established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Valley View Village Condominiums of record as Instrument 20070816-0097818 as amended by Instrument No. 20080509-0048312, in the Register's Office for Davidson County, Tennessee.
4. Subject to matters shown on the plan of Brentwood Gardens of record in Book 3842, page 61, in said Register's Office.
5. Restrictive Covenants contained in instrument of record in Book 4020, page 59, as amended by Instrument No. 20070329-0037835 in said Register's Office.
6. Stormwater Detention Agreement of record as Instrument No. 20070213-0018117 in said Register's Office.
7. Charter of the Valley View Village Condominium Owners' Association, Inc., of record as Instrument No. 20070814-0097170 in said Register's Office.

This property is also known as improved property located at 814 Valley View Circle, Brentwood, TN 37027.

**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 26, 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 26, 2010.

NOTARY PUBLIC

My Commission Expires: March 7, 2011

JEREMY H. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Jeremy H. Cherry
My Commission Expires
March 7, 2011
STATE OF TENNESSEE