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Box 36
22718 TSP

BILL GARRETT, Davidson County
Trans:T20100015687 DEEDWARR
Recvd: 03/17/10 14:23 3 pgs
Fees:18.00 Taxes:1110.00
20100317-0020117

RECORD & RETURN TO: FILE BOX 36, Davidson County

| **WARRANTY DEED** | STATE OF TENNESSEE, COUNTY OF DAVIDSON<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $300,000.00.<br><br>*Affiant*<br><br>Subscribed and sworn to me on March 16, 2010.<br><br>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 #22718TSP

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Regent Homes, LLC<br>6901 Lenox Village Drive<br>Suite 107<br>Nashville, TN 37211 | SAME ADDRESS AS NEW OWNER | 161-9-A-039 CO (Unit 4829)<br>161-9-A-040 CO (Unit 4831)<br>161-9-A-041 CO (Unit 4833)<br>161-9-A-042 CO (Unit 4835)<br>161-9-A-043 CO (Unit 4837)<br>161-9-A-044 CO (Unit 4839) |

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, Brighton Village, 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 Townhome Unit Nos. 4829, 4831, 4833, 4835, 4837 & 4839, as set forth in the Master Deed Establishing Brighton Village, Phase 3, a 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. 20080117-0005582 as amended by Instrument No. 20080808-0081965 in the Register's Office for Davidson County, Tennessee; said units/lots also being shown as part of Exhibits "E" and "A" to said Master Deed, as amended.

Being a portion of the same property conveyed to Brighton Village, LLC, a Tennessee limited liability company by Deed from Regent Investments I, Inc., a Tennessee Corporation, of record as Instrument No. 20070913-0109979 in the Register's Office for Davidson County, Tennessee.

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

1. 2010 Davidson County taxes which have been assumed by the GRANTEE; and
2. Matters shown on Exhibit "A" to First Amendment to Master Deed establishing Brighton Village, of record as Instrument No. 20080808-0081965 in the Register's Office for Davidson County, Tennessee; and
3. Agreements regarding sewage soil absorption system of record in Book 7230, pages 136 and 137, in the Register's Office for Davidson County, Tennessee; and
4. Easement for sanitary sewers and/or storm drainage of record in Book 7520, page 908, in said Register's Office; and
5. Driveway easement as disclosed by instruments of record in Book 7233, page 438, and Book 7416, page 47, in said Register's Office; and
6. Matters shown on Boundary & Topographic Survey of the Zachary Rucker, Sr. Property by Hornton & Associates, Inc., Jeffrey K. Kimbro, Tenn. R.L.S. No. 1756, last revised March 1, 2004, including a 20 ft. wide sanitary sewer easement crossing the subject property along Edmondson Pike, and encroachment by a rock wall and concrete driveway onto adjoining property to the south; and
7. Stormwater Detention Agreement of record as Instrument No. 20061027-0133549 in said Register's Office; and
8. Easement for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances of record as Instrument No. 20061027-0133575 in said Register's Office; and
9. Stormwater Detention Agreement of record as Instrument No. 20071121-0136366 in said Register's Office; and
10. Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and appurtenances of record as Instrument No. 20071121-0136402 in said Register's Office; and
11. 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 Brighton Village of record as Instrument 20080117-0005582, as amended or supplemented; and
12. Application to combine parcels of record as Instrument No. 20071128-0137905, in said Register's Office; and
13. 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 properties to be located at 4829 Bevendean Drive, Nashville, TN 37211 (Lot 4829); 4831 Bevendean Drive, Nashville, TN 37211 (Lot 4831); 4833 Bevendean Drive, Nashville, TN 37211 (Lot 4833); 4835 Bevendean Drive, Nashville, TN 37211 (Lot 4835); 4837 Bevendean Drive, Nashville, TN 37211 (Lot 4837); 4839 Bevendean Drive, Nashville, TN 37211 (Lot 4839).

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 March 16, 2010.

Brighton Village, 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 BRIGHTON VILLAGE, 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 March 16, 2010.

_____
Notary Public

Expires: November 4, 2013

ELIZABETH HERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON