Box 36
(1)

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

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 $405,000.00.

Affiant

Subscribed and sworn to me on April 30, 2010.

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #21579ksp

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Regent Homes, LLC 6901 Lenox Village Drive, Ste 107 Nashville, TN 37211	SAME ADDRESS AS NEW OWNER	173-9-A 816 CO (Lot 618) 173-9-A 817 CO (Lot 619) 173-9-A 818 CO (Lot 620) 173-9-A 819 CO (Lot 621) 173-9-A760 CO (Lot 643) 173-9-A 761 CO (Lot 644) 173-9-A762 CO (Lot 645) 173-9-A 763 CO (Lot 646) 173-9-A 764 CO (Lot 647) 173-9-A 765 CO (Lot 648)

BILL GARRETT, Davidson County
Trans:T20100027581 DEEDWARR
Recvd: 05/07/10 14:38 3 pgs
Fees:18.00 Taxes:1498.50
20100507-0035146

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, Lenox Village I, 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:

Tract I:

Land in Davidson County, Tennessee, being Lot Nos. 618, 619, 620 and 621 as shown on the Plan of Second Revision to Lots 618 through 624, Lenox Village, Phase Eight, of record in Instrument No. 20080508-0047738 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Tract II:

Land in Davidson County, Tennessee, being all of Lots Nos. 643, 644, 645, 646, 647 & 648 as shown on the Plan of the Resubdivision of Lots 638 through 649, Phase Eight, Lenox Village, of record in Instrument No. 20080508-0047734 in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Lenox Village I, LLC, a Tennessee Limited Liability Company by Deed from McGowan Family Limited Partnership, a Tennessee Limited Partnership and Lenox Village II, LLC, a Tennessee Limited Liability Company, of record as Instrument No. 20060310-0028270 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 Plan of record as Instrument No. 20080508-0047738 in the Register's Office for Davidson County, Tennessee; and
3. Matters shown on Plan of record as Instrument No. 20080508-0047734 in the Register's Office for Davidson County, Tennessee; and
4. Charter of the Lenox Village Neighborhood Association, Inc., of record as Instrument No. 20010412-0045831 in said Register's Office; and
5. Master Deed Restrictions of record as Instrument No. 20020315-0032825, as amended or supplemented, said Register's Office; and
6. Declaration of Covenants, Conditions and Restrictions, of record as Instrument No. 20020315-0032826, as amended or supplemented in said Register's Office; and
7. Easements for sanitary sewer, storm drainage and water main with appurtenances of record as Instrument No. 20010918-0100850 and Instrument No. 20010918-0100852 in said Register's Office; and
8. Stormwater Detention Agreement of record in Instrument No. 20020628-0078164, in said Register's Office; and
9. Stormwater Detention Agreement of record in Instrument No. 20051213-0149579, in said Register's Office; and
10. Agreements for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record as Instrument No. 20010918-0100849 and Instrument No. 20010918-0100851 in said Register's Office; and
11. 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 property known as 2641 Avery Park Drive, Nashville, TN 37211 (Lot 618); 2643 Avery Park Drive, Nashville, TN 37211 (Lot 619); 2645 Avery Park Drive, Nashville, TN 37211 (Lot 620); 2647 Avery Park Drive, Nashville, TN 37211 (Lot 621); 3112 Fyffe Lane, Nashville, TN 37211 (Lot 643); 3110 Fyffe Lane, Nashville, TN 37211 (Lot 644); 3108 Fyffe Lane, Nashville, TN 37211 (Lot 645); 3106 Fyffe Lane, Nashville, TN 37211 (Lot 646); 3104 Fyffe Lane, Nashville, TN 37211 (Lot 647); and 3102 Fyffe Lane, Nashville, TN 37211 (Lot 648).

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 April 30, 2010.

Lenox Village I, LLC, a Tennessee Limited Liability Company:

By: _____
David C. McGowan, Jr.

Title: Chief Manager

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared David C. McGowan, Jr., 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 Chief Manager of LENOX VILLAGE I, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand, at office, on April 30, 2010.

Bobbie Cooper
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