① 130f 36 22718AASP

BILL GARRETT, Davidson County
Trans:T20100043218 DEEDWARR
Recvd: 07/14/10 14:41 3 pgs
Fees:18.00 Taxes:832.50

20100714-0055330

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $225,000.00.

Affiant

Subscribed and sworn to me on July 13, 2010.

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 #22718AASP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Regent Homes, LLC 6901 Lenox Village Drive, Suite 107 Nashville, TN 37211	SAME ADDRESS AS NEW OWNER	181-2-A-282 CO (Lot 38) 181-2-A-283 CO (Lot 39) 181-2-A-284 CO (Lot 40) 181-2-A-285 CO (Lot 41) 181-2-A-286 CO (Lot 42)

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 Creekside, 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 Rutherford County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Townhome Unit Nos. 38, 39, 40, 41 & 42 of Lenox Creekside, Phase Eleven, as set forth in the Amendment to First Supplement to the Master Deed Establishing Lenox Creekside, Phase II, 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. 20080808-0081967, in the Register's Office for Davidson County, Tennessee, amending Instrument No. 20070801-0091466 and subjecting the property to the Master Deed of record as Instrument No. 20060306-0025686, as amended by Instrument No. 20060606-0066938 in said Register's Office; said Units also being shown as part of "Exhibit "A" to said Amendment to First Supplement.

Being a portion of the same property conveyed to Lenox Creekside, LLC, a Tennessee Limited Liability company, by Deed from McGowan Family, LP, a Tennessee Limited Partnership, of record as Instrument No. 20070315-0031834 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 prorated by the parties and assumed by the Grantee.
2. The premises herein described is a condominium apartment 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 Lenox Creekside, Phase I, Condominiums of record as Instrument No. 20060306-0025686 and as amended by Instrument No. 20060606-0066938 in the Register's Office for Davidson County, Tennessee, and supplemented by First Supplement to the Master Deed for Lenox Creekside annexing Phase II Property of record as Instrument No. 20070801-0091466 as amended by Instrument No. 20080808-0081967in said Register's Office.
3. Agreement for Dedication of Easement for sanitary sewers and/or storm drainage of record in Book 11338, page 743, Register's Office.
4. Stormwater Detention Agreement of record as Instrument No. 20060809-0097652, said Register's Office.
5. All Matters shown on the P.U.D. Boundary Plat of record in Book 9700, page 374, in said Register's Office.
6. Right of Way Easement to United Telephone Company of record as Instrument No. 20070503-0053020, said Register's Office.
7. Matters shown on Exhibit Plat, Sheets 1 through 11 attached to Amendment to First Supplement to the master deed of record as Instrument no. 20070808-0081967, in said Register's Office.
8. Charter of Lenox Creekside Condominium Owners Association, Inc., of record as Instrument No. 20060227-0022558 in said Register's Office; also shown as Exhibit "B" of Instrument No. 20060306-0025686, in said Register's Office together with By-Laws as Exhibit "C".
9. 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 located at 8128 Lenox Creekside Drive, Cane Ridge, TN 37013 (Lot 38); 8126 Lenox Creekside Drive, Cane Ridge, TN 37013 (Lot 39); 8124 Lenox Creekside Drive, Cane Ridge, TN 37013 (Lot 40); 8122 Lenox Creekside Drive, Cane Ridge, TN 37013 (Lot 41); and 8120 Lenox Creekside Drive, Cane Ridge, TN 37013 (Lot 42).

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 July 13, 2010.

Lenox Creekside, LLC, a Tennessee Limited Liability Company:

By: _____

Title: Chief Manager

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared DAVID MC GOWAN, 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 Creekside, LLC, 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 July 13, 2010.

Expires: November 4, 2013 _____ Notary Public

ELIZABETH HERNANDEZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON