Prepared By +

Return to: Gregory S. Perrone
109 Westpark Dr. Suite 330
Brentwood, TN 37027

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $273,100.00.

Affiant

Subscribed and sworn to me on July 30, 2010.

NOTARY PUBLIC

Commission expires: 2/26/2011

ROBIN S. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20100047198 DEEDWARR
Recvd: 08/02/10 12:58 2 pgs
Fees:13.00 Taxes:1010.47
20100802-0060371

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #24496

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Wayne L. Millen Janice J. Millen 8505 Gainsford Lane Nolensville, TN 37135	NEW OWNER	186-04-A-068 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 Wayne L. Millen and wife, Janice J. Millen, hereinafter called **"GRANTEES,"** their 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. 178 on the Final Plat of Burkitt Place, Phase 1-A, Section 2, of record as Instrument No. 20060315-0029571, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20060427-0048556, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company, by Deed from Burkitt Place Development, LLC, of record as Instrument No. 20090716-0066807 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 Grantees.
2. Subject to all matters shown on the Plat of record as Instrument No. 20060315-0029571 and corrected by Surveyor's Certificate of Correction in Instrument No. 20060427-0048556 in the Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions for Burkitt Place of record as Instrument No. 20060306-0025388 as amended by Instrument No. 20070202-00143404 in the Register's Office for Davidson County, Tennessee.

4. Easement and Contribution Agreement of record as Instrument No. 20050816-0096915 in said Register's Office.
5. Easement Agreement of record as Instrument No. 20060317-0030915 in said Register's Office.
6. PUD Boundary Plat of record as Instrument No. 20050920-0113225 in said Register's Office.
7. Stormwater Detention Agreement of record as Instrument No. 20050706-0077438 in said Register's Office.
8. Quitclaim Deed for common areas of record as Instrument No 20071220-0145868 in said Register's Office.
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 improved property located at 8505 Gainsford Lane, 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 GRANTEES, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES 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 GRANTEES, their 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 July 30, 2010.

Regent Homes, LLC, a Tennessee Limited Liability Company:

By: _____
Richard W. Sebastian,
Authorized Representative

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On July 30, 2010, personally appeared before me, a Notary Public in and for the State and County aforesaid, Richard W. Sebastian, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Authorized Representative of Regent Homes, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such Authorized Representative, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

_____
NOTARY PUBLIC

My Commission Expires: _____

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
November 7, 2012
STATE OF TENNESSEE