① 208225PTT

BILL GARRETT, Davidson County
Trans:T20100051114 DEEDWARRSP
Recvd: 08/17/10 14:07 2 pgs
Fees:13.00 Taxes:212.06
20100817-0065040

THIS INSTRUMENT PREPARED BY:
MOORELAND TITLE COMPANY, LLC
213 Overlook Circle
Suite B-2
Brentwood, TN 37027
(615) 376-9400

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 $57,313.63.

AFFIANT

Subscribed and sworn to before me, this 11th day of August, 2010.

NOTARY PUBLIC

My Commission Expires: _____

Address New Owners as Follows:
Regent Homes, LLC
6901 Lennox Village Drive, Ste. 107
Nashville, TN 37211

Send Tax Bills To:
OWNER

Map-Parcel Number:
186-4-A-175-CO

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Burkitt Place Development, LLC, a Tennessee Limited Liability Company ("Grantor") does hereby bargain, sell, transfer and convey unto **Regent Homes, LLC, a Tennessee Limited Liability Company** ("Grantee") its successors, representatives and assigns, property located in Davidson and Williamson County, Tennessee and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 291 as shown on the Final Plat Revision of Burkitt Place, Phase 2-E Lots 184, 229, 230, 232 thru 238, 261 and 291 thru 294, of record as Instrument No. 20090902-0082756 in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being a part of the same property conveyed to Burkitt Place Development, LLC by deed from Benjamin R. McMurray III, Frank M. McMurray and William M. McMurray of record in Instrument No. 20050816-0096917 and Deed from James N. McFarlin, William T. McFarlin, Ruth Marie McFarlin, Ellen M. Jennings and Mary Lou Holmes, of record in Instrument No. 20050816-0096916, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to REGENT HOMES, LLC, its successors, representatives and assigns, forever.

AND BURKITT PLACE DEVELOPMENT, LLC does hereby covenant with REGENT HOMES, LLC, that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except as otherwise provided herein.

AND BURKITT PLACE DEVELOPMENT, LLC does further covenant and bind itself, its successors, representatives and assigns to warrant and forever defend the title to said land to REGENT HOMES, LLC, its successors, representatives and assigns against the lawful claims of all persons claiming by through or under Grantor but not further or otherwise.

Note: Any rollback taxes shall be paid by the Grantor.

This is (X) unimproved ( ) improved property known as: Lot No. 291 – Burkitt Place Subdivision, Nolensville, TN.

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 11th day of August, 2010.

Burkitt Place Development, ~~LLC~~

By: _____
G. Allen Patton, Chief Manager
Lot No. 291 – Burkitt Place

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named G. Allen Patton, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Chief Manager of Burkitt Place Development, LLC, the bargainor, a Tennessee Limited Liability Company, and that he as such Chief Manager, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of Burkitt Place Development, LLC by himself as such Chief Manager.

WITNESS my hand and official seal at Brentwood, Tennessee, on this 11th day of August, 2010.

Linda J. Ott
NOTARY PUBLIC

LINDA J. OTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12-28-13

This conveyance is made subject to:

Permitted Encumbrances

1. Subject to all matters shown on the plat of record in Instrument No. 20090902-0082756, Register's Office for Davidson County, Tennessee.

2. Declaration of Covenants, Conditions and Restrictions for Burkitt Place of record in Instrument No. 20060306-0025388 as amended in Instrument No. 20070202-0014304, Register's Office for Davidson County, Tennessee.

3. Easement and Contribution Agreement of record in Instrument No. 20050816-0096915, Register's Office for Davidson County, Tennessee.

4. Easement Agreement of record in Instrument No. 20060317-0030915, Register's Office for Davidson County, Tennessee.

5. PUD Boundary Plat of record in Instrument No. 20050920-0113225, Register's Office for Davidson County, Tennessee.

6. Stormwater Detention Agreement of record as Instrument No. 20060427-0048083, Register's Office for Davidson County, Tennessee.

7. Quitclaim Deed to Burkitt Place Homeowners' Association, Inc. for common areas of record as Instrument No. 20071220-0145868, Register's Office for Davidson County, Tennessee.

8. All assessments and taxes due in 2010 and thereafter, a lien, but not yet due and payable.