BILL GARRETT, Davidson County
Trans:T20100076029 DEEDWARR
Recvd: 12/02/10 13:01 2 pgs
Fees:13.00 Taxes:133.20

20101202-0096008

RECORD AND RETURN TO;
Title Professionals of Tennessee, LLC
101 Point East Drive
Nashville, Tennessee 37216
1065 FILE BOX "7"

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $36,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF DECEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: 5-8-2012

JANET S. DAVIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Title Professionals of Tennessee, LLC, 101 Point East Drive, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS :
R. J. YORK HOMES, LLC
2507 Westfield Drive
Lebanon, Tennessee 37090

SEND TAX BILLS TO: **SAME**

MAP-PARCEL NO.

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **REGENT LAND, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM UNTO **R. J. YORK HOMES, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 86 on the Plan of Spence Enclave Townhomes, a planned unit development, as of record in Instrument Number 20061115-0141672, amended in Instrument Number 20061117-0142842, 20061213-0153595, 20080222-0017508, 20080423-0041404 and 20080507-0047102, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Regent Land, LLC, a Tennessee limited liability company, by Warranty Deed from Thomas Peek, Co-Executor of the Estate of Jennie B. Peek (the "Grantor") of record in Instrument Number 20051103-0133519, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as **906 Spence Enclave Court, Nashville, Tennessee 37210**

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, 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 its hand this 2nd day of December, 2010.

REGENT LAND, LLC

By: _____
DAVID TAYLOR, CHIEF MANAGER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, THE UNDERSIGNED, a Notary Public in and for the State and County aforesaid, personally appeared DAVID TAYLOR, 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 Chief Manager of REGENT LAND, LLC, a limited liability company, and that he as such Chief Manager, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Chief Manager.

WITNESS my hand and official seal at Nashville, Tennessee, this the 2nd day of December, 2010.

_____
NOTARY PUBLIC

My Commission Expires: 5-8-2012

