Box 36

BILL GARRETT, Davidson County
Trans:T20110018574 DEEDWARR
Recvd: 03/30/11 14:00 2 pgs
Fees:13.00 Taxes:621.60
20110330-0024455

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $168,000.00

Affiant

Subscribed and sworn to before me, this 25th day of March, 2011.

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

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Regent Homes, LLC	**New Owner**	**186-04-0-A-019.00CO, 186-04-0-A-182.00CO and 186-04-0-A-179.00CO**
6901 Lenox Village Dr., Suite 107		
Nashville, TN 37211		

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 ACKNOWLEDGE, WE,

Brookhaven Development, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Regent 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:

PARCEL 1:
Land in Davidson County, Tennessee being Lot No. 204 on the Final Plat of Burkitt Place, Phase 1A, Section 1, of record as Instrument No. 20060315-0029572, as corrected by Surveyor's Certificate of Correction of record as Instrument No. 20060427-0048557 in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Brookhaven Development, LLC, a Tennessee limited liability company, by Deed from Burkitt Place Development, LLC, a Tennessee limited liability company, of record as Instrument No. 20070206-0015668 in the Register's Office for Davidson County, Tennessee.

PARCEL 2:
Land in Davidson County, Tennessee, being Lot Nos. 256 & 259 on the Final Plat of Burkitt Place, Phase 2E of record as Instrument No. 20070806-0093146 in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being part of the same property conveyed to Brookhaven Development, LLC, a Tennessee limited liability company, by Deed from Burkitt Place Development, LLC, a Tennessee limited liability company, of record as Instrument No. 20080428-0042749 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Instrument Nos. 20060315-0029572, 20060427-0048557 and 20070806-0093146, Register's Office for DAVIDSON County, Tennessee.

Restrictive covenants contained in an instrument of record in Instrument No. 20060306-0025388 and Instrument No. 20070202-0014304, Register's Office for DAVIDSON County, Tennessee.
PUD Boundary of record in Instrument No. 20050920-0113225, Register's Office for Davidson County, Tennessee.
Easement Agreement of record in Instrument No. 20060317-0030915, Register's Office for Davidson County, Tennessee.
Easement and Contribution Agreement of record in Instrument No. 20050816-0096915, Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20060427-0048083, Register's Office for Davidson County, Tennessee.
Easement to United Telephone Company of record in Instrument No.20060607-0067534, Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed.
Sanitary sewers and/or storm drainage, water mains pumps and appurtenances of record as Instrument No. 20070724-0087694, Register's Office for Davidson County, Tennessee
Inspection and maintenance agreement for private storm water management facilities of record as Instrument No. 20070724-008659, Register's Office for Davidson County, Tennessee.
Subject to HOA dues, if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is unimproved property known as Lots 204, 256 & 259, 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 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 my/our hand(s) this 25th day of March, 2011.

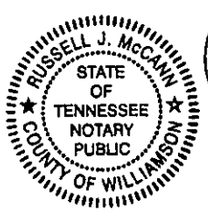
Brookhaven Development, LLC

Joel A Smtb chief manager
By: Joel A. Smtih, Chief Manager

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Joel A. Smith, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager (or other officer authorized to execute the instrument) of Brookhaven Development, L.L.C., the within named bargainor, a Tennessee limited liability company, and that Joel A. Smith 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, this 25th day of March, 2011.



Notary Public

My Commission Expires: COMMISSION EXPIRES JUNE 16, 2013

File #: **110156JM**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027