(1)
Box 36
20P22SPJJJ

BILL GARRETT, Davidson County
Trans:T20110029363 DEEDWARR
Recvd: 05/17/11 13:49 2 pgs
Fees:13.00 Taxes:296.00
20110517-0037821

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

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 $80,000.00.

Affiant

Subscribed and sworn to me on May 12, 2011.

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #20822SPJJJ

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Regent Homes, LLC 6901 Lenox Village Drive, Ste. 107 Nashville, TN 37211	SAME ADDRESS AS NEW OWNER	173-9-B-095 CO & 173-9-B-099 CO

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, Greystone Properties, 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 Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee being Lot Nos. 304 & 308 on the plan of Barnes Cove, Section Two of record as Instrument No. 20040604-0065966, Register's Office for Davidson County, Tennessee, to which plan reference is hereby given for more complete details.
>
> Being a portion of the same property conveyed to Greystone Properties, LLC, by Deed from Fifth Third Bank, N.A., of record as Instrument No. 20071210-0142525, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2011 Davidson County taxes which have been prorated by the parties and assumed by the Grantee.
2. Matters shown on plan of record in Instrument No. 20040604-0065966, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants contained in Instrument of record as Instrument No. 20021217-0155806, amended in Instrument No. 20040429-0048624, Register's Office for Davidson County, Tennessee.

4. Subject to a storm water detention agreement set forth in Instrument No. 20030529-0072603, said Register's Office.
5. Subject to easement for ingress and egress set forth in Instrument No. 5385, page 986, said Register's Office.
6. Subject to an easement for public right of way set forth in an instrument of record in Book 5215, page 485, said Register's Office.
7. Charter of the Barnes Cove Homeowners' Association, of record as Instrument No. 20021217-0155805, said Register's Office.
8. 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 known as Lots 304 & 308, Barnes Cove, Davidson County, Tennessee.

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 May 12, 2011.

GREYSTONE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY:

By: _____
Larry J. Hasty, Operations Manager

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Larry J. Hasty, 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 Operations Manager of Greystone Properties, LLC, the within named bargainor, and that he as such Operations Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Operations Manager.

Witness my hand, at office, on May 12, 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