B0436

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110073245 DEEDWARR
Recvd: 11/18/11 14:20 3 pgs
Fees:18.00 Taxes:591.63
20111118-0090571

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $159,900.00.

Affiant

Subscribed and sworn to me on November 17, 2011

NOTARY PUBLIC

JEREMY H. CHERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Jeremy H. Cherry
My Commission Expires
March 3, 2015
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #25184SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Michael Zagoria Lindsay Dycus 4847 Brighton Village Drive #F-11 Nashville, TN 37211	SAME ADDRESS AS NEW OWNER	116-09-A-121 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 Michael Zagoria and Lindsay Dycus, both unmarried persons as tenants in common with rights of survivorship, 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 Unit No. F-11 as set forth on Exhibit "E" to the Master Deed Establishing Brighton Village, a condominium form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20080117-0005582; as amended by Exhibit "A" to the First Amendment to the Master Deed establishing Brighton Village, of record as Instrument No. 20080808-0081965 in the Register's Office for Davidson County, Tennessee; and as corrected by Exhibit "A" to the Instrument of Correction of record as Instrument No. 20110520-0038914 in said Register's Office.
>
> Being part of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company by Deed from Brighton Village, LLC, a Tennessee limited liability company, of record as Instrument No. 20101004-0079223 in the 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 paid and prorated by the parties and subsequent years assumed by the Grantee(s).

2. 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.
3. Matters shown on Exhibit "A" to Master Deed establishing Brighton Village, of record as Instrument No. 20080808-0081965 in the Register's Office for Davidson County, Tennessee.
4. Agreements regarding sewage soil absorption system of record in Book 7230, pages 136 and 137, in the Register's Office for Davidson County, Tennessee.
5. Easement for sanitary sewers and/or storm drainage of record in Book 7520, page 908, in said Register's Office.
6. Driveway easement as disclosed by instruments of record in Book 7233, page 438, and Book 7416, page 47, in said Register's Office.
7. Matters shown on Boundary & Topographic Survey of the Zachary Rucker, Sr. Property by Hornton & Associates, Inc., Jeffrey K. Kimbro, Tenn. R.L.S. No. 1756, last revised March 1, 2004, including a 20 ft. wide sanitary sewer easement crossing the subject property along
8. Stormwater Detention Agreement of record as Instrument No. 20061027-0133549 in said Register's Office.
9. Easement for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances of record as Instrument No. 20061027-0133575 in said Register's Office.
10. Stormwater Detention Agreement of record as Instrument No. 20071121-0136366 in said Register's Office.
11. Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and appurtenances of record as Instrument No. 20071121-0136402 in said Register's Office.
12. The premises herein described is part of the Horizontal Property Regime established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Brighton Village of record as Instrument 20080117-0005582 as amended by Instrument No. 20080808-0081965 and corrected by Instrument of Correction of record as Instrument No. 20110520-0038914 in the Register's Office for Davidson County, Tennessee, as amended.
13. Application to combine parcels of record as Instrument No. 20071128-0137905 in said Register's Office.

This property is also known as improved property located at 4847 Brighton Village Drive #F-11, Nashville, TN 37211.

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 November 17, 2011.

REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY:

By: _____
Richard W. Sebastian, Authorized Representative

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Richard W. Sebastian, 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 Authorized Representative of Regent Homes, LLC, the within named bargainor, and that he as such Authorized Representative executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Authorized Representative.

Witness my hand, at office, on November 17, 2011.

_____
NOTARY PUBLIC
My Commission Expires: March 3, 2015

JEREMY H. CHERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Jeremy H. Cherry
My Commission Expires
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