BILL GARRETT, Davidson County
Trans:T20110075295 DEEDWARR
Recvd: 11/30/11 10:10 4 pgs
Fees:23.00 Taxes:666.00
20111130-0092968

BOX #14A

G#23599-3
THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, ESQ.
John T. Cook, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Carbine & Associates, LLC 621 Bradley Court Franklin, TN 37067	"New Owners"	Map 117-15-0-G Parcel 008.00

LIMITED WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **RL Regi Tennessee, LLC, a Tennessee limited liability company,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Carbine & Associates, LLC, a Tennessee limited liability company,** hereinafter called the Grantees, their heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 8, on the Plan of The Glen Echo, a Planned Unit Development, Phase Two, First Revision, of record in Instrument No. 20080104-0001057, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING of the same property conveyed to RL Regi Tennessee, LLC, by Special Warranty Deed, dated September 30, 2010, Regions Bank, an Alabama banking corporation, of record in Instrument No. 20110208-0011061, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed on behalf of RL Regi Financial, LLC, pursuant to a Limited Power of Attorney executed by an authorized officer of same on the 29th day of August, 2011, of record in Instrument No. 20111109-0087514, Register's Office for Davidson County, Tennessee.

This is improved property, known as: **401 Glen West Drive, Nashville, TN 37215.**

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/or 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 except as set forth on the attached **Exhibit "A"**; 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/or assigns, against the lawful claims of all persons claiming by, through or under the said Grantor, but none other, without any other covenants or warranties, express or implied.

IN WITNESS WHEREOF, the Grantor has executed this instrument by its duly authorized officers this 18th day of November, 2011.

RL Regi Tennessee, LLC, a Tennessee limited liability company

By: RL Regi Financial, LLC, a Florida limited liability company, its Sole Member

By: _____
Name: Anthony Seijas,
Title: Vice President

STATE OF Florida)
COUNTY OF Miami-Dade)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Anthony Seijas with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his several oaths acknowledged himself to be Vice President and to be the Attorney-in-Fact (as appointed by LLC action) of RL Regi Financial, LLC, a Florida limited liability company ("RRF"), and who further acknowledged RRF to be the Sole Member of RL Regi Tennessee, LLC ("RRT"), the within named bargainor, a Tennessee limited liability company, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing for and as the Attorney-in-Fact of RRF as the sole member of RRT by himself as such Vice-President.

Witness my hand, at office at Miami, Florida, this 18th day of **November, 2011.**

My Commission Expires: July 5, 2015

_____
Notary Public

MICHELLE SHAFFER
MY COMMISSION # EE 109225
EXPIRES: July 5, 2015
Bonded Thru Notary Public Underwriters

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $180,000.00.

Affiant

Subscribed and sworn to before me this 23rd day of November, 2011.

My Commission Expires: 2/24/13

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit "A"

Permitted Exceptions

1. Taxes for the year 2012 and subsequent years, not yet due and payable. Map 117-15-0-G, Parcel 008-00CO
2. The Plan of record in Instrument No. 20080104-0001057, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.
3. Declaration of Covenants, Conditions ,Restrictions and By-Laws of The Glen Echo Subdivision, of record in Instrument No. 20070126-0010692, amended in Instrument No. 20070726-0088889, Instrument No. 20080423-0041434, Instrument No. 20100126-0006580 and Instrument No. 20100407-0026268, Register's Office for Davidson County, Tennessee.
4. Charter of The Glen Echo Homeowners' Association, Inc., of record in Instrument No. 20070129-0011476, said Register's Office.
5. All matters shown on the Plan of record in Book 1424, page 52, said Register's Office.
6. Stormwater Detention Agreements of record in Instrument No. 20060920-0116531, Instrument No. 20061017-0128854 and Instrument No. 20070312-0029675, said Register's Office.
7. Conveyance of common area to The Glen Echo Homeowners' Association, Inc., of record in Instrument No. 20091221-0115870, said Register's Office.
8. Restrictive Covenants contained in instrument of record in Book 1577, Page 467 and Book 1577, Page 469, said Register's Office.