# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120007015 DEEDWARR
Recvd: 01/30/12 13:30 3 pgs
Fees:18.00 Taxes:783.29
20120130-0008306

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $211,700.00.

Affiant

Subscribed and sworn to me on January 27, 2012.

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, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #25056SP

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Brian Ashley Swann<br>5122 Ander Drive<br>Brentwood, TN 37027 | SAME ADDRESS AS NEW OWNER | 181-10-E-079.00 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, Regent Homes, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Brian Ashley Swann, an unmarried man, hereinafter called **"GRANTEE,"** his 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 Lot No. 79 on the Plat of High Point, Phase 1, Section 2, of record as Instrument No. 20110620-0047097 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 Regent Homes, LLC, a Tennessee limited liability company, by Deed from Regent Highpoint, LLC, of record as Instrument No. 20110822-0064848 in the Register's Office for Davidson County, Tennessee.

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

1. 2012 Davidson County taxes which have been prorated by the parties and assumed by the Grantee.
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. Subject to matters shown on Plat of High Point, Phase 1, Section 2, of record as Instrument No. 20110620-0047097 in the Register's Office for Davidson County, Tennessee.
4. Charter of High Point Homeowners' Association, Inc., of record as Instrument No. 20100113-003233 in said Register's Office.

5. Subject to a Non-Exclusive Easement crossing a portion of Highpoint Investors, LLC, and property shown in vesting Deed of record as Instrument No. 20080214-0014939 in said Register's Office.
6. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record as Instrument No. 20090309-0020470 in said Register's Office.
7. Easements for Detention/Water Quality Ponds, Water Quality Unit, Storm Drainage and/or Appurtenances of record as Instrument No. 20090309-0020488 and Instrument No. 20090309-0020517 in said Register's Office.
8. Grant of Easement to Comcast of Nashville I, LLC, of record as Instrument No. 20090714-0065912 in said Register's Office.
9. Easement for Sanitary Sewers, Water Line and Appurtenances of record as Instrument No. 20110411-0027742 in said Register's Office.
10. Obligations set forth in the Sanitary Sewers, Drainage, Flow and Appurtenances Agreement of record as Instrument No. 20090805-0073466 in said Register's Office.
11. Subject to Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20110603-0042709 and First Supplement to the Declaration of Covenants, Conditions and Restrictions Annexing Phase One, Section Two, of record as Instrument No. 2012119-0005431, in the Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 5122 Ander Drive, Brentwood, TN 37027.

**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, his heirs 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, his 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 January 27, 2012.

**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 January 27, 2012.

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
March 3, 2015
STATE OF TENNESSEE