Box 36
D
24884657

	STATE OF TENNESSEE **COUNTY OF WILLIAMSON** The actual consideration ~~or value~~, whichever is greater, for this transfer is $56,000.00 Affiant Subscribed and sworn to before me, this 31st day of January, 2012. Notary Public My commission expires:_____
NOTARY PUBLIC Bobbie Cooper My Commission Expires November 7, 2012 STATE OF TENNESSEE (Notary Stamp)	

BILL GARRETT, Davidson County
Trans:T20120008185 DEEDWARR
Recvd: 02/02/12 13:52 2 pgs
Fees:13.00 Taxes:207.20
20120202-0009634

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	**New Owner**	**Map 186, Group 04-0-A, Parcel 193.00CO**
6901 Lenox Village, Ste 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:

Land in Davidson County, Tennessee, being Lot No. 245 on the Final Plat of Burkitt Place, Phase 2-E, of record in Instrument No. 20070806-0093146, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to Brookhaven Development, LLC, a Tennessee limited liability company, by Quitclaim Deed, from Highpoint Limited, LLC, a Tennessee limited liability, of record in Instrument No. 20111024-0082399, Dated October 21, 2011, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Instrument No. 20070806-0093146, Register's Office for DAVIDSON County, Tennessee.
Restrictive Covenants 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.
Greenbelt of record in Book 8881, page 778, 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. 20060607-0067543, Register's Office for DAVIDSON County, Tennessee.
Assignment of Developer's Rights of record as Instrument No. 20120106-0001500, Register's Office for DAVIDSON County, Tennessee.

Quitclaim Deed for common areas to HOA of record in Instrument No. 20071220-0145868, 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.
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 728 Meadowcroft Lane, Lot 245, Nolensville, TN.

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 31st day of January, 2012.

Brookhaven Development, LLC

Joel A. Smith Chief Manager

By: Joel A. Smith, 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 31st day of January, 2012.

My Commission Expires:

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

COMMISSION EXPIRES
JUNE 16, 2013

Notary Public

File #: **120058JM**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027