20820SPCCCC
①
Box 36

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE
MOORELAND TITLE COMPANY, LLC	COUNTY OF DAVIDSON
213 Overlook Circle	The actual consideration or value, whichever is greater for this transfer is $ 57,314.00.
Suite B-2	
Brentwood, TN 37027	_____
(615) 376-9400	AFFIANT
BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.	Subscribed and sworn to before me, this 3rd day of February, 2012.
NOTARY PUBLIC Bobbie Cooper My Commission Expires November 7, 2012 STATE OF TENNESSEE	_____ NOTARY PUBLIC
	My Commission Expires: _____

Address New Owners as Follows:	Send Tax Bills To:	Map-Parcel Number:
Regent Homes, LLC 6901 Lennox Village Drive, Ste. 107 Nashville, TN 37211	OWNER	186-4-A-166 CO

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

NW Burkitt, LLC, a Delaware limited liability company ("Grantor") does hereby bargain, sell, transfer and convey unto **Regent Homes, LLC, a Tennessee Limited Liability Company** ("Grantee") its successors, representatives and assigns, property located in Davidson County, Tennessee and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 184 as shown on the Final Plat Revision of Burkitt Place, Phase 2-E Lots 184, 229, 230, 232 thru 238, 261 and 291 thru 294, of record as Instrument No. 20090902-0082756 in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being a part of the same property conveyed to NW Burkitt, LLC, a Delaware limited liability company by Deed from Burkitt Place Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20120106-0001499, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to REGENT HOMES, LLC, its successors, representatives and assigns, forever.

AND NW BURKITT, LLC does hereby covenant with REGENT HOMES, LLC, that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except as otherwise provided herein.

BILL GARRETT, Davidson County
Trans:T20120009761 DEEDWARRSP
Recvd: 02/08/12 14:28 3 pgs
Fees:18.00 Taxes:212.06

20120208-0011422

AND NW BURKITT, LLC does further covenant and bind itself, its successors, representatives and assigns to warrant and forever defend the title to said land to REGENT HOMES, LLC, its successors, representatives and assigns against the lawful claims of all persons claiming by through or under Grantor but not further or otherwise.

Note: Any rollback taxes shall be paid by the Grantor.

This is (X) unimproved ( ) improved property known as: Lot No. 184 – Burkitt Place Subdivision, Nolensville, TN.

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 3rd day of February, 2012.

NW Burkitt, LLC

By:_____
Ross Cowan, Vice President/Managing Director
Lot No. 184 – Burkitt Place

STATE OF NEW YORK]
COUNTY OF Kings]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ross Cowan, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Vice President/Managing Director of NW Burkitt, LLC, the bargainor, a Delaware limited liability company, and that he as such Vice President/Managing Director, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of NW Burkitt, LLC by himself as such Vice President/Manging Director.

WITNESS my hand and official seal at NY, New York, on this 3rd day of February, 2012.

NOTARY PUBLIC

My Commission Expires: 12/2014

TAMMY LYNCH
NOTARY PUBLIC STATE OF NEW YORK
No. 10LY6017662
QUALIFIED IN KINGS COUNTY
Commission Expires December 14, 2014

This conveyance is made subject to:

Permitted Encumbrances

1. Subject to all matters shown on the plat of record in Instrument No. 20090902-0082756 in the Register's Office for Davidson County, Tennessee.

2. Declaration of Covenants, Conditions and Restrictions for Burkitt Place of record in Instrument No. 20060306-0025388 as amended by Instrument No. 20070202-00143404 in the Register's Office for Davidson County, Tennessee.

3. Easement and Contribution Agreement of record in Instrument No. 20050816-0096915 in the Register's Office for Davidson County, Tennessee.

4. Easement Agreement of record as Instrument No. 20060317-0030915 in the Register's Office for Davidson County, Tennessee.

5. PUD Boundary Plat of record as Instrument No. 20050920-0113225 in the Register's Office for Davidson County, Tennessee.

6. Stormwater Detention Agreement of record in Instrument No. 20060427-0048083 in the Register's Office for Davidson County, Tennessee.

7. Quitclaim Deed for common areas of record in Instrument No. 20071220-0145868 in the Register's Office for Davidson County, Tennessee.

8. Assignment of Developer's Rights of record in Instrument No. 20120106-0001500 in the Register's Office for Davidson County, Tennessee.

9. All assessments and taxes due in 2012 and thereafter, a lien, but not yet due and payable.