① 20120209P222

BILL GARRETT, Davidson County
Trans:T20120010061 DEEDWARRSP
Recvd: 02/09/12 13:35 4 pgs
Fees:22.00 Taxes:0.00

20120209-0011754

THIS INSTRUMENT PREPARED BY: **MOORELAND TITLE COMPANY, LLC** 213 Overlook Circle Suite B-2 Brentwood, TN 37027 (615) 376-9400 BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. NOTARY PUBLIC Bobbie Cooper My Commission Expires November 7, 2012 STATE OF TENNESSEE	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater for this transfer is $136,916.27. _____ AFFIANT Subscribed and sworn to before me, this 31st day of January, 2012. _____ NOTARY PUBLIC My Commission Expires: _____

Address New Owners as Follows:
Regent Homes, LLC
6901 Lennox Village Drive, Ste. 107
Nashville, TN 37211

Send Tax Bills To:
OWNER

Map-Parcel Number:
033-F-A-101 (Lot 101)
186-4-A-167 Co (Lot 299)

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 Williamson and Davidson County, Tennessee and more particularly described as follows:

Tract I:

Land in Williamson County, Tennessee, being Lot No. 101 on the Revised Final of Burkitt Place, Phase 1A, Section 1, of record in Plat Book P46, page 30, in the Register's Office for Williamson 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 Book 5484, page 154, in the Register's Office for Williamson County, Tennessee.

Tract II:

Land in Davidson County, Tennessee, being Lot No. 299 as shown on the Final Plat of Burkitt Place, Phase 2-E, of record as Instrument No. 20070806-0093146 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.

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 Nos. 101 & 299 – Burkitt Place Subdivision, Nolensville, TN.

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 31st day of January, 2012.

NW Burkitt, LLC:

By: _____
Ross Cowan, Vice President/Managing Director
Lot Nos. 101 & 299 – Burkitt Place

STATE OF NEW YORK]
COUNTY OF Richmond]

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 New York, New York, on this 30th day of January, 2012.

Norine A. Hallaway (Gardine)
NOTARY PUBLIC

My Commission Expires: May 11, 2013

NORINE A. HALLAWAY
NOTARY PUBLIC STATE OF NEW YORK
No. 01HA6205336
QUALIFIED IN RICHMOND COUNTY
Commission Expires May 11, 2013

This conveyance is made subject to:

Permitted Encumbrances

Tract I:

1. Subject to all matters shown on the plat of record in Plat Book P46, page 30 in the Register's Office for Williamson County, Tennessee.

2. Declaration of Covenants, Conditions and Restrictions for Burkitt Place of record in Book 3845, page 754 as amended in Book 4166, page 667 and Book 4179, page 811 in the Register's Office for Williamson County, Tennessee.

3. Charter of Burkitt Place Homeowners Association, Inc., of record in Book 4244, page 871 in the Register's Office for Williamson County, Tennessee.

4. Easement and Contribution Agreement of record in Book 3657, page 344 in the Register's Office for Williamson County, Tennessee.

5. Warranty Deed to State of Tennessee with respect to a project by the Tennessee Department of Transportation of record in Book 1481, page 273 in the Register's Office for Williamson County, Tennessee.

6. Easement for Sanitary Sewers and Appurtenance of record in Book 4889, page 602 in the Register's Office for Williamson County, Tennessee.

7. Assignment of Developer's Rights of record in Book 5484, page 165 in the Register's Office for Williamson County, Tennessee.

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

Tract II:

1. Subject to all matters shown on the plat of record in Instrument No. 20070806-0093146, as amended by Instrument No. 20080919-0095822 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. Tree Protection Easement as set forth in Instrument No. 20080919-0095822 in the Register's Office for Davidson County, Tennessee.

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

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

BK: 5506 PG: 707-710

12005068

4 PGS : AL - DEED	
KELLY BATCH: 243282	02/09/2012 - 08:54 AM
BATCH	243282
MORTGAGE TAX	0.00
TRANSFER TAX	506.59
RECORDING FEE	20.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	529.59

STATE OF TENNESSEE, WILLIAMSON COUNTY

SADIE WADE

REGISTER OF DEEDS