Book 36

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $209,500.00.

Affiant

Subscribed and sworn to me on February 15, 2012.

NOTARY PUBLIC
My Commission Expires:

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
MAY 20, 2014
STATE OF TENNESSEE

BILL GARRETT, Davidson County
Trans:T20120012077 DEEDWARR
Recvd: 02/17/12 14:07 2 pgs
Fees:13.00 Taxes:775.15
20120217-0014229

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #25302SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Matthew F. Powers 4121 Barnes Cove Drive Antioch, TN 37013	SAME ADDRESS AS NEW OWNER	173-09-B-099

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, 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 Matthew F. Powers, unmarried, hereinafter called **"GRANTEES,"** their 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. 308 on the Plan of Barnes Cove, Section Two, of record as Instrument No. 20040604-0065966 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 Warranty Deed from Keystone Properties, LLC, a Tennessee limited liability company, of record as Instrument No. 20110517-0037821 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(s).
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. Matters shown on Plan of record in Instrument No. 20040604-0065966 in the Register's Office for Davidson County, Tennessee.
4. Restrictive Covenants of record as Instrument No. 20021217-0155806, and amended in Instrument No. 20040429-0048624 and Instrument No. 20110720-0055565 in said Register's Office.
5. Subject to a storm water detention agreement set forth in Instrument No. 20030529-0072603, said Register's Office.

6. Subject to easement for ingress and egress set forth in Instrument No. 5385, page 986, said Register's Office.
7. Subject to an easement for public right of way set forth in an instrument of record in Book 5215, page 485, said Register's Office.
8. Charter of the Barnes Cove Homeowners' Association, of record as Instrument No. 20021217-0155805, said Register's Office.

This property is also known as improved property located at 4121 Barnes Cove Drive, Antioch, TN 37013.

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 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, 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 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 our hands on February 15, 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 February 15, 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