22718CCC
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Box 36

RECORD & RETURN TO:
FILE BOX 36. Davidson County

# WARRANTY DEED

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 $190,400.00.

Affiant

Subscribed and sworn to me on September 12, 2012.

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #22718CCCSP

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Regent Homes, LLC<br>6901 Lenox Village Drive, Ste. 107<br>Nashville, TN 37211 | SAME ADDRESS AS NEW OWNER | 181-10-E-085 CO (Lot 90)<br>181-10-E-086 CO (Lot 91)<br>181-10-E-087 CO (Lot 92)<br>181-10-E-088 CO (Lot 93) |

**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 Highpoint, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Regent Homes, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lots Nos. 90, 91, 92 & 93, on the Plat of High Point, Phase 1, Section 3, of record as Instrument No. 20120507-0039277 in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.
>
> Being a portion of the property conveyed to Regent HighPoint, LLC, a Tennessee Limited Liability Company by Deed from HighPoint Investors, LLC, a Tennessee Limited Liability Company, of record as Instrument Number 20080214-0014939, Register's Office 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. Matters shown on Plan of record as Instrument No. 20120507-0039277 in the Register's Office for Davidson County, Tennessee.
3. Charter of the High Point Homeowners Association, Inc. of record as Instrument No. 20100113-0003233, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20120069980 DEEDWARR
Recvd: 09/17/12 14:28 3 pgs
Fees:18.00 Taxes:704.48
20120917-0084430

4. A non-exclusive Access Easement crossing portion of Highpoint Investors, LLC property, shown in vesting Deed of record as Instrument No. 20080214-0014939 in said Register's Office.
5. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record as Instrument No. 20090309-0020470, Register's Office for Davidson County, Tennessee.
6. Easement for Detention/Water Quality Ponds, Water Quality Unit, Storm Drainage and/or Appurtances of record as Instrument No. 20090309-0020488, said Register's Office.
7. Grant of Easement to Comcast of Nashville I, LLC, of record as Instrument No. 20090714-0065912 in said Register's Office.
8. Easement for Detention/Water Quality Ponds, Water Quality Unit, Storm Drainage and/or Appurtances of record as Instrument No. 20090309-0020517 in said Register's Office.
9. Easement for Sanitary Sewers, Water Line and Appurtenances of record as Instrument No. 20110411-0027748, said Register's Office.
10. Obligations set forth in the Sanitary Sewers, Drainage, Flow and Appurtenances Agreement of record as Instrument No. 20090805-0073466, said Register's Office.
11. Subject to Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20110603-0042709 as amended by Instrument No. 20120119-0005431 and Instrument No. 20120912-0082818, in the Register's Office for Davidson County, Tennessee.
12. 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.

This property is also known as unimproved property known as Lots 90, 91, 92 & 93, High Point, Phase 1, Section 3, Brentwood, Davidson County, 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 GRANTEE, its successors 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, its successors 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 September 12, 2012.

**REGENT HIGHPOINT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY:**

By:_____
David C. McGowan, Jr., President

**STATE OF TENNESSEE, COUNTY OF DAVIDSON**

Before me, the undersigned authority, of the State and County aforesaid, personally appeared David C. McGowan, Jr., 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 President of Regent Highpoint, LLC, the within named bargainor, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as President.

Witness my hand, at office, on September 12, 2012.

NOTARY PUBLIC

My Commission Expires: 11/3/15

RICHARD W. SEBASTIAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Richard W. Sebastian
My Commission Expires
November 3, 2015
STATE OF TENNESSEE