BILL GARRETT, Davidson County
Trans:T20120078615 DEEDWARRSP
Recvd: 10/16/12 13:34 2 pgs
Fees:13.00 Taxes:481.00
20121016-0094819

RECORD AND RETURN TO:
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 Point East Drive
Nashville, TN 37216
FILE NO. 1127

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 130,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF OCTOBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 12/28/2013

MARKA L. NETTLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Title Professionals of Tennessee, LLC, 101 Point East Drive, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
R. J. YORK HOMES, LLC 2507 Westfield Drive Lebanon, TN 37090	SAME	094160E10900CO

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 ACKNOWLEDGED, **REGENT LAND, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **R. J. YORK HOMES, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:**

Land in Davidson County, Tennessee, being Unit Number 109, on the Plan of Spence Enclave Townhomes, a planned unit development, of record in Instrument Number 20061115-0141672, amended in Instrument Number 20061117-0142842. 20061213-0153595, 20080222-0017508, 20080423-0041404, 20080507-0047102 and 20100427-0031915 and by Scrivener's Affidavit and Correction Instrument of record in Instrument Number 20100428-0032407, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being part of the same property conveyed to Regent Land, LLC, a Tennessee limited liability company, by Warranty Deed from Thomas Peek, Co-Executor of the Estate of Jennie B. Peek (the "Grantor") of record in Instrument Number 20051103-0133519, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of the above described property in fee simple and that Grantor has good right and lawful authority to sell and convey the property. Grantor hereby warrants and agrees to forever defend the right and title to the above described property unto the said Grantee against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

Unimproved ( )
This is improved (X) property known as **914 Spence Enclave Court, Nashville, Tennessee 37210**

WITNESS its hand this 12th day of October, 2012.

REGENT LAND, LLC, a Tennessee limited liability company

By: _____
DAVID TAYLOR, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, THE UNDERSIGNED, a Notary Public within and for the State and County aforesaid, personally appeared DAVID TAYLOR, with whom I am personally acquainted and who upon oath(s) acknowledged himself to be the Chief Manager of REGENT LAND, LLC, a Tennessee limited liability company, the within named bargainor, a corporation, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said DAVID TAYLOR, as such Chief Manager.

WITNESS my hand and official seal at Nashville, Tennessee on this 12th day of October, 2012.

_____
NOTARY PUBLIC

My Commission Expires: 12/28/2013

