Bok 36
20822SPNNN

RETURN TO:
WEISS & WEISS, ATTORNEYS AT LAW
1900 Church Street, Ste. 301
Nashville, TN 37203
12-12-005

BILL GARRETT, Davidson County
Trans:T20120096701 DEEDWARRSP
Recvd: 12/18/12 14:02 6 pgs
Fees:33.00 Taxes:1539.20

20121218-0116523

MAP & PARCELS
Davidson County:
(part of) 187-00-0-010.00
(part of) 187-00-0-038.00
Williamson County:
(part of) 33-95.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $416,000.00.

Affiant

Subscribed and sworn to before me this the 12th day of December, 2012.

My Commission Expires: 9/9/14

Notary Public

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

THIS INSTRUMENT PREPARED BY:
WEISS & WEISS, ATTORNEYS AT LAW
1900 CHURCH STREET, STE. 301, NASHVILLE, TENNESSEE 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:
REGENT HOMES, LLC
6901 Lenox Village Dr. Ste 107
Nashville, TN 37211

SEND TAX BILLS TO:
"NEW OWNER"

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 consideration, the receipt and sufficiency all of which is hereby acknowledged, **Y & H, G. P. , A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called the **"Grantors"**, has bargained and sold, and by these presents does transfer and convey unto **REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the **"Grantee"**, its successors and assigns, a certain tract or parcel of land in Davidson & Williamson County, Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; ***and taxes for the current year which have been prorated and PAID by the Grantor(s) herein. Buyer shall be responsible for any and all rollback taxes for the subject property.***

Grantor covenants and binds itself, its representatives, successors and assigns, to warrant specifically and forever defend the title to the said real estate to Grantee, his/hers/their heirs and/or assigns, against the lawful claims of all persons claiming through and/or under the Grantor.

Subject property being **unimproved** property located at **Burkitt Road, Cane Ridge, Davidson & Williamson County, Tennessee**.

Y & H, G.P., A TENNESSEE GENERAL PARTNERSHIP

By: _____

FRED YAZDIAN, MANAGING GENERAL PARTNER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared **FRED YAZDIAN**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon his oath, acknowledge himself to be the MANAGING GENERAL PARTNER of **Y & H, G.P., A TENNESSEE GENERAL PARTNERSHIP WITH FRED YAZDIAN AS MANAGING GENERAL PARTNER**, the within named bargainor, and that he as such Managing General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership.

Witness my hand and official seal at Nashville, Tennessee, this 12TH. day of DECEMBER, 2012.

My Commission Expires: 9/9/14

_____
Notary Public

PETER WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Being a tract or parcel of land located partially in the 31st Councilmanic District of Davidson County, Tennessee, and partially in the Seventeenth Civil District of Williamson County, Tennessee being more particularly described according to a legal description by Anderson, Delk, Epps & Associates, Inc., as follows:

Beginning at point on the northerly margin of Middlewick Lane at its easterly terminus, said point being in the westerly line of said Y & H Property; Thence with the westerly line of said Y & H property, North 06 Degrees 24 Minutes 47 Seconds East a distance of 486.30 feet to a point;
Thence North 36 Degrees 53 Minutes 41 Seconds West a distance of 129.00 feet to a point;
Thence North 05 Degrees 19 Minutes 22 Seconds East a distance of 265.53 feet to a point;
Thence with a new line, severing said Y & H property, the following sixteen calls:
South 85 Degrees 02 Minutes 35 Seconds East a distance of 191.43 feet to a point;
Thence with a curve to the left having a radius of 315.00 feet through a central angle of 1 Degrees 12 minutes 13 Seconds, an arc distance of 6.62 feet, a chord bearing and distance of South 03 Degrees 47 Minutes 30 Seconds West, 6.62 feet to a point;
Thence South 86 Degrees 48 Minutes 36 Seconds East a distance of 79.96 feet to a point;
Thence South 31 Degrees 10 Minutes 40 Seconds East a distance of 61.45 feet to a point;
Thence South 56 Degrees 27 Minutes 40 Seconds East a distance of 178.42 feet to a point;
Thence South 67 Degrees 30 Minutes 01 Seconds East a distance of 71.88 feet to a point;
Thence South 78 Degrees 16 Minutes 19 Seconds West a distance of 88.37 feet to a point;
Thence South 27 Degrees 33 Minutes 17 Seconds West a distance of 187.39 feet to a point;
Thence South 06 Degrees 24 Minutes 47 Seconds West a distance of 223.04 feet to a point;
Thence South 08 Degrees 20 Minutes 50 Seconds West a distance of 148.13 feet to a point;
Thence South 30 Degrees 42 Minutes 16 Seconds East a distance of 77.55 feet to a point;
Thence South 63 Degrees 00 Minutes 00 Seconds East a distance of 86.95 feet to a point;
Thence South 01 Degrees 14 Minutes 04 Seconds West a distance of 76.24 feet to a point;
Thence South 70 Degrees 55 Minutes 10 Seconds West a distance of 171.04 feet to a point;
Thence with a curve to the left having a radius of 275.00 feet, a central angle of 0 Degrees 04 Minutes 10 Seconds, an arc distance of 0.33 feet, a chord bearing and distance of South 18 Degrees 10 Minutes 01 Seconds East, 0.33 feet to a point;
Thence South 71 Degrees 47 Minutes 54 Seconds West a distance of 50.00 feet to a point;
Thence South 71 Degrees 38 Minutes 59 Seconds West a distance of 244.61 feet to a point;
Thence North 06 Degrees 24 Minutes 47 Seconds East a distance of 240.48 feet to the Point of Beginning, containing 350,189 Square Feet or 8.039 Acres, more or less.

Included in the above description are two (2) easements for construction of public roadways, ingress, egress and regress; drainage; and, installation of utilities and/or water and sewer lines (the "Right-of Way and Construction Easements") for the non-exclusive use and benefit of the Grantor and Grantee herein and more fully described according to the legal description by Anderson, Delk, Epps & Associates, Inc., as follows:

Easement 1: Being a 50 foot wide easement for construction of public roadways, ingress, egress and regress; drainage; and installation of utilities and/or water and sewer lines, and being more particularly described as follows:

Starting at point on the northerly margin of Middlewick Lane at its easterly terminus, said point being in the westerly line of said Y & H Property; Thence North 49 Degrees 52 Minutes 28 Seconds East a distance of 191.54 feet to the Point Of Beginning;
Thence with the westerly margin of proposed Kirkwall Drive, the following five calls: North 06 Degrees 24 Minutes 47 Seconds East a distance of 248.76 feet to a point;
Thence with a curve to the left having a radius of 300.00 feet through a central angle of 28 Degrees 28 Minutes 14 Seconds, an arc distance of 149.07 feet, a chord bearing and distance of North 07 Degrees 49 Minutes 20 Seconds West, 147.54 feet to a point;
Thence with a curve to the right having a radius of 275.00 feet through a central angle of 24 Degrees 13 Minutes 30 Seconds, an arc distance of 116.27 feet, a chord bearing and distance of North 09 Degrees 56 Minutes 42 Seconds West, 115.41 feet to a point;
Thence North 02 Degrees 10 Minutes 03 Seconds East a distance of 193.59 feet to a point;
Thence with a curve to the right having a radius of 365.00 feet through a central angle of 2 Degrees 18 Minutes 11 Seconds, an arc distance of 14.67 feet, a chord bearing and distance of North 03 Degrees 19 Minutes 09 Seconds East, 14.67 feet to a point;
Thence South 85 Degrees 02 Minutes 35 Seconds East a distance of 50.00 feet to a point;
Thence with the easterly margin of proposed Kirkwall Drive, the following six calls:
With a curve to the left having a radius of 315.00 feet through a central angle of 2 Degrees 13 Minutes 33 Seconds, an arc distance of 12.24 feet, a chord bearing and distance of South 03 Degrees 16 Minutes 50 Seconds West, 12.24 feet to a point;
Thence South 02 Degrees 10 Minutes 03 Seconds West a distance of 193.59 feet to a point;
Thence with a curve to the left having a radius of 225.00 feet through a central angle of 24 Degrees 13 Minutes 30 Seconds, an arc distance of 95.13 feet, a chord bearing and distance of South 09 Degrees 56 Minutes 42 Seconds East, 94.42 feet to a point;
Thence with a curve to the right having a radius of 350.00 feet through a central angle of 28 Degrees 28 Minutes 14 Seconds, an arc distance of 173.92 feet, a chord bearing and distance of South 07 Degrees 49 Minutes 20 Seconds East, 172.13 feet to a point;
Thence South 06 Degrees 24 Minutes 47 Seconds West a distance of 254.81 feet to a point;
Thence with a curve to the left having a radius of 225.00 feet through a central angle of 3 Degrees 31 Minutes 42 Seconds, an arc distance of 14.80 feet, a chord bearing and distance of South 04 Degrees 31 Minutes 42 Seconds West, 14.80 feet to a point;
Thence North 61 Degrees 009 Minutes 06 Seconds West a distance of 54.62 feet to the point of beginning, containing 36,668 square feet or 0.842 Acres, more or less.

There shall also be a 20 foot wide temporary construction and utility easement for construction and installation of public utilities on both sides of the above-described easement.

Said right-of-way and construction easements shall be abandoned upon the recording of a final plat to dedicate these rights-of-way and easements. Grantor shall have the right to record said plat to dedicate these easements should Grantee fail to do so.

Easement 2: A right-of-way easement for construction of public roadways, ingress, egress and regress; drainage; and installation of utilities and/or water and sewer lines, and being more particularly described as follows:

Beginning at point on the northerly margin of Middlewick Lane at its easterly terminus, said point being in the westerly line of said Y & H Property;
Thence South 77 Degrees 17 Minutes 32 Seconds East a distance of 77.29 feet to a point;
Thence with a curve to the left having a radius of 225.00 feet through a central angle of 4 Degrees 28 Minutes 43 Seconds, an arc distance of 17.59 feet, a chord bearing and distance of South 79 Degrees 31 Minutes 53 Seconds East, 17.58 feet to a point;
Thence with a curve to the left having a radius of 49.50 feet through a central angle of 108 Degrees 30 Minutes 37 Seconds, an arc distance of 93.75 feet, a chord bearing and distance of North 43 Degrees 58 Minutes 27 Seconds East, 80.35 feet to a point;
Thence with a curve to the right having a radius of 275.00 feet through a central angle of 16 Degrees 41 Minutes 38 Seconds, an arc distance of 80.12 feet, a chord bearing and distance of North 01 Degrees 56 Minutes 02 Seconds West, 79.84 feet to a point;
Thence North 06 Degrees 24 Minutes 47 Seconds East a distance of 6.05 feet to a point;
Thence South 61 Degrees 09 Minutes 06 Seconds East a distance of 54.62 feet to a point;
Thence with a curve to the left having a radius of 225.00 feet through a central angle of 05 Degrees 13 Minutes 33 Seconds, an arc distance of 20.52 feet, a chord bearing and distance of South 00 Degrees 01 Minutes 41 Seconds West, 20.52 feet to a point;
Thence with a curve to the left having a radius of 68.50 feet through a central angle of 103 Degrees 40 Minutes 25 Seconds, an arc distance of 123.95 feet, a chord bearing and distance of South 54 Degrees 35 Minutes 08 Seconds East, 107.71 feet to a point;
Thence North 73 Degrees 44 Minutes 39 Seconds East a distance of 7.34 feet to a point;
Thence with a curve to the right having a radius of 275.00 feet through a central angle of 10 Degrees 32 Minutes 20 Seconds, an arc distance of 50.58 feet, a chord bearing and distance of North 79 Degrees 00 Minutes 49 Seconds East, 50.51 feet to a point; Thence South 63 Degrees 00 Minutes 00 Seconds East a distance of 86.95 feet to a point;
Thence South 01 Degrees 14 Minutes 04 Seconds West a distance of 10.18 feet to a point;
Thence North 88 Degrees 45 minutes 56 Seconds West a distance of 45.02 feet to a point;
Thence with a curve to the left having a radius of 225.00 feet through a central angle of 17 Degrees 29 Minutes 25 Seconds, an arc distance of 68.68 feet, a chord bearing and distance of South 82 Degrees 29 Minutes 22 Seconds West, 68.42 feet to a point;
Thence South 73 Degrees 44 Minutes 39 Seconds West a distance of 3.78 feet to a point;
Thence with a curve to the left having a radius of 76.50 feet through a central angle of 90 Degrees 00 Minutes 00 Seconds, an arc distance of 120.17 feet, a chord bearing and distance of South 28 Degrees 44 Minutes 39 Seconds West, 108.19 feet to a point;
Thence South 16 Degrees 15 Minutes 21 Seconds East a distance of 9.85 feet to a point;
Thence with a curve to the left having a radius of 275.00 feet through a central angle of 01 Degrees 56 Minutes 45 Seconds, an arc distance of 9.34 feet, a chord bearing and distance of South 17 Degrees 13 Minutes 44 Seconds East, 9.34 feet to a point;
Thence South 71 Degrees 47 Minutes 54 Seconds West a distance of 50.00 feet to a point;
Thence with a curve to the left having a radius of 325.00 feet through a central angle of 01 Degrees 17 Minutes 32 Seconds, an arc distance of 7.33 feet, a chord bearing and distance of North 17 Degrees 33 Minutes 20 Seconds West, 7.33 feet to a point;
Thence with a curve to the left having a radius of 118.50 feet through a central angle of 67 Degrees 57 Minutes 48 Seconds, an arc distance of 140.56 feet, a chord bearing and distance of North 50 Degrees 53 Minutes 228 Seconds West, 132.47 feet to a point;

Thence with a curve to the right having a radius of 275.00 feet through a central angle of 07 Degrees 34 Minutes 50 Seconds, an arc distance of 36.38 feet, a chord bearing and distance of North 81 Degrees 04 Minutes 57 Seconds West, 36.36 feet to a point;
Thence North 77 Degrees 17 Minutes 32 Seconds West a distance of 71.77 feet to a point;
Thence North 06 Degrees 24 Minutes 47 Seconds East a distance of 50.28 feet to the point of beginning, containing 35,860 square feet or 0.823 Acres, more or less.

There shall also be a temporary construction and utility easement for construction and installation of public utilities on both sides of the above-described right-of-way easement, as shown on the attached exhibit map. The said Right-of Way and Construction Easements shall be abandoned upon the recording of a final plat to dedicate these rights-of-way and easements. Grantor shall have the right to record said plat to dedicate these easements if purchaser fails to do so.

Being part of the property conveyed to Y & H, G.P., a Tennessee General Partnership, by Warranty Deed from Gene H. Smith, of record in Instrument No. 20051031-0131233, by Warranty Deed from Frank A. Millraney, of record in Instrument No. 20051007-0121788, Register's Office Davidson County, Tennessee and by Warranty Deed from Millraney, of record in Deed Book 3731 page 509, Register's Office Williamson County, Tennessee (Y & H, G.P. a Tennessee General Partnership; Y & H, a Tennessee General Partnership and Y & H Tennessee Partnership, a Tennessee General Partnership, are one and the same general partnership).