(1) Return to: Bridgehouse Title

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $228,975.00.

Affiant

Subscribed and sworn to me on February 14, 2013.

NOTARY PUBLIC

MELANIE D. DURARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN My Commission Expires January 19, 2014

BILL GARRETT, Davidson County
Trans: T20130014730 DEEDWARR
Recvd: 02/21/13 14:59 3 pgs
Fees: 18.00 Taxes: 847.21
20130221-0017646

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian, Esq.
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #25807SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Douglas A. Johnston Debbie A. Johnston 5312 Missionary Way Brentwood, TN 37027	First Community Mortgage Inc. 275 Robert Rose Drive Murfreesboro, TN 37129	181-10-0-E-090.00 CO

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 Douglas A. Johnston and Debbie A. Johnston, husband and wife, 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. 90 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 part of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company, by Deed from Regent Highpoint, LLC, of record as Instrument No. 20120917-0084430 as corrected by Scrivener's Affidavit of record as Instrument No. 20130205-0012007, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2013 Davidson taxes which have been prorated by the parties and assumed by the Grantees.
2. Subject to matters shown on Plat of High Point, Phase 1, Section 3, of record as Instrument No. 20120507-0039277 in the Register's Office for Davidson County, Tennessee.
3. Charter of High Point Homeowners' Association, Inc., of record as Instrument No. 20100113-0003233 in said Register's Office.

4. Subject to a Non-Exclusive Easement crossing a portion of Highpoint Investors, LLC, property shown in vesting Deed of record as Instrument No. 20080214-0014939 and Instrument No. 20100628-0050273 in said Register's Office.
5. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record as Instrument No. 20090309-0020470 in said Register's Office.
6. Easements for Detention/Water Quality Ponds, Water Quality Unit, Storm Drainage and/or Appurtenances of record as Instrument No. 20090309-0020488 and Instrument No. 20090309-0020517 in 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 Sanitary Sewers, Water Line and Appurtenances of record as Instrument No. 20110411-0027742 in said Register's Office.
9. Obligations set forth in the Sanitary Sewers, Drainage, Flow and Appurtenances Agreement of record as Instrument No. 20090805-0073466 in said Register's Office.
10. Subject to Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20110603-0042709 as amended by Instrument No. 20120912-0082818 in the Register's Office for Davidson County, Tennessee.
11. 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 improved property located at 5312 Missionary Way, Brentwood, TN 37027.

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 14, 2013.

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 14, 2013.

NOTARY PUBLIC

My Commission Expires: _____

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
December 6, 2016
STATE OF TENNESSEE