Bk 36
20130306SPSSSS
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THIS INSTRUMENT PREPARED BY: MOORELAND TITLE COMPANY, LLC 213 Overlook Circle Suite B-2 Brentwood, TN 37027 (615) 376-9400 BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. NOTARY PUBLIC Bobbie Cooper My Commission Expires December 6, 2016 STATE OF TENNESSEE	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater for this transfer is $196,723.00. Budget Marshall AFFIANT Subscribed and sworn to before me, this 26th day of February, 2013. Bobbi Cooper NOTARY PUBLIC My Commission Expires: _____

Address New Owners as Follows:
Regent Homes, LLC
6901 Lennox Village Drive, Ste. 107
Nashville, TN 37211

Send Tax Bills To:
OWNER

Map-Parcel Number:
186-033 (part of)

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 considerations, the receipt of which is hereby acknowledged,

NW Burkitt, LLC, a Delaware Limited Liability Company ("Grantor") does hereby bargain, sell, transfer and convey unto **Regent Homes, LLC, a Tennessee Limited Liability Company** ("Grantee") its successors, representatives and assigns, property located in Davidson County, Tennessee and more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot Nos. 473, 479 & 480 as shown on the Final Plat of Burkitt Place, Phase 2-I, of record as Instrument No. 20130215-0015586 in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.
>
> Being a part of the same property conveyed to NW Burkitt, LLC, a Delaware limited liability company by Deed from Burkitt Place Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20120106-0001499, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to REGENT HOMES, LLC, its successors, representatives and assigns, forever.

AND NW BURKITT, LLC does hereby covenant with REGENT HOMES, LLC, that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except as otherwise provided herein.

BILL GARRETT, Davidson County
Trans:T20130018439 DEEDWARRSP
Recvd: 03/06/13 13:37 3 pgs
Fees:18.00 Taxes:727.88
20130306-0022400

AND NW BURKITT, LLC does further covenant and bind itself, its successors, representatives and assigns to warrant and forever defend the title to said land to REGENT HOMES, LLC, its successors, representatives and assigns against the lawful claims of all persons claiming by through or under Grantor but not further or otherwise.

Note: Any rollback taxes shall be paid by the Grantor.

This is (X) unimproved ( ) improved property known as: Lot Nos. 473, 479 & 480 – Burkitt Place Subdivision, Phase 2I, Nolensville, TN.

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 26th day of February, 2013.

NW Burkitt, LLC:

By: _____
G. Allen Patton, Special-Vice President
Lot Nos. 473, 479 & 480 – Burkitt Place

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named G. Allen Patton, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Special-Vice President of NW Burkitt, LLC, the bargainor, a Delaware limited liability company, and that he as such Special Vice-President, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of NW Burkitt, LLC by himself as such Special Vice-President.

WITNESS my hand and official seal at Brentwood, Tennessee, on this 26th day of February, 2013.

_____
NOTARY PUBLIC

My Commission Expires: 12-28-13



This conveyance is made subject to:

Permitted Encumbrances

1. Subject to all matters shown on the plat of record in Instrument No. 20130215-0015586 in the Register's Office for Davidson County, Tennessee.

2. Declaration of Covenants, Conditions and Restrictions for Burkitt Place of record in Instrument No. 20060306-0025388 as amended by Instrument No. 20070202-00143404 in the Register's Office for Davidson County, Tennessee.

3. Easement and Contribution Agreement of record in Instrument No. 20050816-0096915 in the Register's Office for Davidson County, Tennessee.

4. Easement Agreement of record as Instrument No. 20060317-0030915 in the Register's Office for Davidson County, Tennessee.

5. PUD Boundary Plat of record as Instrument No. 20050920-0113225 in the Register's Office for Davidson County, Tennessee.

6. Stormwater Detention Agreement of record in Instrument No. 20060427-0048083 in the Register's Office for Davidson County, Tennessee.

7. Assignment of Developer's Rights of record in Instrument No. 20120106-0001500 in the Register's Office for Davidson County, Tennessee.

8. All assessments and taxes due in 2013 and thereafter, a lien, but not yet due and payable.