① Box 36 26226

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130065142 DEEDWARR
Recvd: 07/30/13 15:02 3 pgs
Fees:18.00 Taxes:1146.45
20130730-0079385

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $309,850.00.

Susan McKanouff
Affiant

Subscribed and sworn to me on July 26, 2013.

NOTARY PUBLIC

RICHARD W. SEBASTIAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #26226SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Susan Kanouff 432 Marlowe Court Nolensville, TN 37135	SAME ADDRESS AS NEW OWNER	186-4-A-479 CO

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 Homes, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Susan Kanouff, an unmarried woman, hereinafter called **"GRANTEE,"** her 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. 479 as shown on the Final Plat of Burkitt Place, Phase 2-I, recorded 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 part of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company, by Deed from NW Burkitt, LLC, a Delaware limited liability company, recorded as Instrument No. 20130306-0022400 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 Grantee.
2. Subject to all matters shown on Final Plat of Burkitt Place, Phase 2-I, recorded as Instrument No. 20130215-0015586 in the Register's Office for Davidson County, Tennessee.

3. Subject to Declarations of Covenants, Conditions and Restrictions recorded as Instrument No. 20060306-0025388 as amended by Instrument No. 20070202-0014304 in said Register's Office.
4. Easement and Contribution Agreement recorded as Instrument No. 20050816-0096915 in said Register's Office.
5. Easement Agreement of record as Instrument No. 20060317-0030915 in said Register's Office.
6. PUD Boundary Plat of record as Instrument No. 20050920-0113225 in said Register's Office.
7. Stormwater Detention Agreement recorded as Instrument No. 20060427-0048083 in said Register's Office.
8. Assignment of Developer's Rights recorded as Instrument No. 20120106-0001500 in said Register's Office.
9. 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 432 Marlowe Court, Nolensville, TN 37135.

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, her heirs 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, her 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 July 26, 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 July 26, 2013.

NOTARY PUBLIC

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

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

My Commission Expires: _____