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26811
Box 34

RECORD & RETURN TO:
FILE BOX 36

WARRANTY DEED BILL GARRETT, Davidson County Trans:T20130083355 DEEDWARR Recvd: 09/26/13 13:08 3 pgs Fees:18.00 Taxes:240.50 20130926-0101212	STATE OF TENNESSEE, COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $65,000.00. Affiant Subscribed and sworn to me on September 25, 2013. NOTARY PUBLIC JEREMY H. CHERRY NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY NOTARY PUBLIC Jeremy H. Cherry My Commission Expires March 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 #26811SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Michael Ray Jacobs Penny Lynn Jacobs 2180 Kirkwall Drive Nolensville, TN 37135	SAME ADDRESS AS NEW OWNER	187-9-A-204 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 Michael Ray Jacobs and Penny Lynn Jacobs, 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. 204 as shown on the plan of Burkitt Village, Phase 1, Section 1, of record as Instrument No. 20130719-0075067, Register's Office for Davidson County, Tennessee, to which plat reference is hereby given for more complete details.
>
> Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee Limited Liability Company by Deed from Y & H, G.P., a Tennessee General Partnership of record as Instrument No. 20121218-0116523, 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. All matters shown on plan of record as Instrument No. 20130719-0075067, as corrected by Surveyor's Certificate of Correction of record as Instrument No. 20130805-0081861, Register's Office for Davidson County, Tennessee.
3. The land has been classified as Greenbelt for tax assessment, levy and collection purposes, and may be subjected to substantial rollback taxes as defined in Tennessee Code Annotated, Section 67-5-1001, et seq. of record in Book 8844, page 881 and 884 and Instrument No. 20090730-0071373, Register's Office for Davidson County, Tennessee.
4. Subject to Declaration of Covenants, Conditions and Restrictions for Burkitt Village of record as Instrument No. 20130717-0074035, in the Register's Office for Davidson County, Tennessee, together with the By-Laws for the Burkitt Village Homeowners Association, Inc., attached as Exhibit "C" therein to which reference is hereby made for more particulars as if copied verbatim.
5. Charter of Burkitt Village Homeowners Association, Inc., of record as Instrument No. 20121213-0114972, in the Register's Office for Davidson County, Tennessee.
6. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record as Instrument No. 20121029-0098753, in the Register's Office for Davidson County, Tennessee.
7. Subject to the rights of others in and to the common areas.
8. Subject to the lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions.
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 2180 Kirkwall Drive, 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 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 September 25, 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 September 25, 2013.

Bobbie Cooper

NOTARY PUBLIC



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

My Commission Expires: _____