BILL GARRETT, Davidson County
Trans:T20130104016 DEEDWARRSP
Recvd: 12/12/13 14:50 2 pgs
Fees:13.00 Taxes:296.00
20131212-0125958

RECORD AND RETURN TO:
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 Point East Drive
Nashville, TN 37216
FILE NO. 1188

SPECIAL WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 80,000.00.**

Janet L. Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF DECEMBER, 2013.

Marka L. Nettle
Notary Public

MARKA L. NETTLE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

MY COMMISSION EXPIRES: 12/28/2013

THIS INSTRUMENT WAS PREPARED BY
Title Professionals of Tennessee, LLC, 101 Point East Drive, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
R. J. YORK HOMES, LLC **2507 Westfield Drive** **Lebanon, TN 37090**	**SAME**	**135100E00900CO**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **REGENT LAND, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **R. J. YORK HOMES, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:**

Land in Davidson County, Tennessee, being Unit 9 Ransom Park Villas as appears on the Master Deed of Ransom Park Villas recorded in Instrument No.: 20130711-0072001 and amended in Instrument No.: 20130719-0074970, recorded in the Register of Deeds Office, Davidson County, Tennessee, to which reference is hereby made for a more comprehensive and binding description.

Being a portion of the property conveyed to Regent Land, LLC, a Tennessee limited liability company, by deed from LPP Mortgage, Ltd., a Texas limited partnership, of record on December 27, 2012 in Instrument No.: 20121227-0119252, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to LPP Mortgage LTD of record on December 29, 2010 in Instrument No.: 20101229-0103156 and 20101229-0103159, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of the above described property in fee simple and that Grantor has good right and lawful authority to sell and convey the property. Grantor hereby warrants and agrees to forever defend the right and title to the above described property unto the said Grantee against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

Unimproved ( )
This is improved (X) property known as **1117 Ransom Way, Nashville, Tennessee 37217**

WITNESS its hand this 9th day of December, 2013.

REGENT LAND, LLC, a Tennessee limited liability company

By: _____
DAVID TAYLOR, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, THE UNDERSIGNED, a Notary Public within and for the State and County aforesaid, personally appeared DAVID TAYLOR, with whom I am personally acquainted and who upon oath(s) acknowledged himself to be the Chief Manager of REGENT LAND, LLC, a Tennessee limited liability company, the within named bargainor, a corporation, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said DAVID TAYLOR, as such Chief Manager.

WITNESS my hand and official seal at Nashville, Tennessee on this 9th day of December, 2013.

_____
NOTARY PUBLIC

My Commission Expires: 12/28/2013