WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $230,000.00.

Affiant

Subscribed and sworn to me on December 27, 2013.

NOTARY PUBLIC

NOTARY PUBLIC
Bridgit Marshall
My Commission Expires
July 03, 2017
STATE OF TENNESSEE

BILL GARRETT, Davidson County
Trans:T20130108116 DEEDWARR
Recvd: 12/31/13 14:25 3 pgs
Fees:18.00 Taxes:851.00
20131231-0131288

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #27106SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Renaldo Barron DeVaul, Sr. 1913 Nancy Beth Drive Madison, TN 37115	Everett Financial, Inc. dba Supreme Lending 14801 Quorum Drive #300 Dallas, TX 75254	034-7-A-150CO

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 Renaldo Barron DeVaul, Sr., and Dewanda Devaul, husband and wife, hereinafter called **"GRANTEE,"** 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. 4, as shown on the map entitled Final Subdivision Plat of Harbor Village, Phase III, of record as Instrument Number 200503310034862 as corrected by Surveyor's Certificate of Correction of record in Instrument Number 200504060038091, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
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> Being part of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company, by Warranty Deed from Tennessee Bank and Trust, a division of Farmers Bank and Trust Company, Blytheville, Arkansas, dated November 30, 2012, filed for record on December 6, 2012, of record in Instrument Number 201212060112636, Register's Office for Davidson County, Tennessee.

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

1. 2013 Davidson County taxes which have been prorated by the parties and paid by Grantor; 2014 and subsequent years are assumed by the Grantee.

2. Subject to all matters as shown on plan of record in Instrument Number 200503310034862, as amended by Surveyor's Certificate of Correction of record in Instrument Number 200504060038091, in the Register's Office for Davidson County, Tennessee.
3. Subject to Restrictive Covenants of record n Book 6628, page 577, Book 6646, page 543, Book 10672, page 743 and Instrument Number 200108170098318, in the Register's Office for Davidson County, Tennessee.
4. Subject to Storm Water Detention Agreement of record in Instrument Number 200502180018400, in the Register's Office for Davidson County, Tennessee.
5. Charter and Articles of Incorporation of Harbor Village, P.U.D. Association of record in Book 6635, page 254 and Instrument Number 200108170089318, in the Register's Office for Davidson County, Tennessee.
6. By-Laws of record in Book 6628, page 588, as amended in Instrument Number 200108170089318 and Instrument Number 200702050014894, in the Register's Office for Davidson County, Tennessee.
7. 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 1913 Nancy Beth Drive, Madison, TN 37115.

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 December 27, 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 December 27, 2013.

NOTARY PUBLIC

My Commission Expires: _____

NOTARY PUBLIC
Bridgit Marshall
My Commission Expires
July 03, 2017
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