BOX 36

WARRANTY DEED BILL GARRETT, Davidson County Trans:T20140003038 DEEDWARR Recvd: 01/14/14 14:17 3 pgs Fees:18.00 Taxes:764.23 20140114-0003817	STATE OF TENNESSEE, COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $206,549.00. Affiant Subscribed and sworn to me on January 10, 2014. NOTARY PUBLIC PATRICK H. POOLE STATE OF TENNESSEE NOTARY PUBLIC NOTARY PUBLIC Patrick H. Poole My Commission Expires July 3, 2017 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 #26758SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Timothy J. Davis 5520 Prada Drive Brentwood, TN 37027	SAME ADDRESS AS NEW OWNER	181-10-E-063

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 Timothy J. Davis, an unmarried man, hereinafter called **"GRANTEE,"** his 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. 63, on the Plat of High Point, Phase 1, Section 4, of record as Instrument Number 201301030000636 in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate descrption.
>
> Being part of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company, by Warranty Deed from Regent Highpoint, LLC, a Tennessee limited liability company, dated July 24, 2013, filed for record on August 2, 2013, of record in Instrument Number 201308020081030, Register's Office for Davidson County, Tennessee.

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

1. 2014 Davidson County taxes which have been prorated by the parties and assumed by the Grantee.
2. Subject to all matters shown on Plan of High Point, Phase One, Section Four of record in Instrument Number 201301030000636, Register's Office for Davidson County, Tennessee.

3. Subject to Declaration of Covenants, Conditions and Restrictions for High Point, of record in Instrument Number 201106030042709, revised by Instrument Number 201201190005431 and Instrument Number 201209120082818 and made applicable by Instrument Number 201308200087853, Register's Office for Davidson County, Tennessee.
4. A non-exclusive Access Easement crossing portion of Highpoint Investors, LLC, property, shown in vesting Deed recorded as Instrument Number 200802140014939, Register's Office for Davidson County, Tennessee.
5. Inspection and Maintenance Agreement for Private Stormwater Management Facilities recorded as Instrument Number 2009030900204070, Register's Office for Davidson County, Tennessee.
6. Easement for Detention/Water Quality Ponds, Water Quality Unit, Storm Drainage and/or Appurtenances of record in Instrument Number 200903090020488, Register's Office for Davidson County, Tennessee.
7. Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 200907140065912, Register's Office for Davidson County, Tennessee.
8. Easement for Detention/Water Quality Ponds, Water Quality Unit, Storm Drainage and/or Appurtenances recorded in Insrument Number 200903090020517, Register's Office for Davidson County, Tennessee.
9. Easement for Sanitary Sewer, Water Lines and Appurtenances recorded as Instrument Number 201104110027748, Register's Office for Davidson County, Tennessee.
10. Obligations as set forth in the Sanitary Sewers, Drainage Flow and Appurtenances Agreement recorded as Instrument Number 201001130003233, Register's Office for Davidson County, Tennessee.
11. Charter of High Point Homeowners Association, Inc. of record in Instrument Number 201001130003233, Register's Office for Davidson County, Tennessee.
12. 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 5520 Prada Drive, Brentwood, TN 37027.

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, his 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, his 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 January 10, 2014.

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 January 10, 2014.

NOTARY PUBLIC

My Commission Expires: 5/20/14

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 20 2014

MAR 20 2014