RECORD & RETURN TO:
FILE BOX 36 if Davidson County

| | |
|---|---|
| **WARRANTY DEED**<br><br>BILL GARRETT, Davidson County<br>Trans:T20140006745 DEEDWARR<br>Recvd: 01/29/14 13:52 3 pgs<br>Fees:18.00 Taxes:774.04<br>20140129-0008179 | STATE OF TENNESSEE, COUNTY OF DAVIDSON<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $209,199.00.<br><br>Affiant<br><br>Subscribed and sworn to me on January 27, 2014.<br><br>NOTARY PUBLIC<br>~~NOTARY PUBLIC~~<br>Richard W. Sebastian<br>My Commission Expires<br>November 3, 2015<br>~~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 #26760SP

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Kiersten Meredith Crombie<br>5516 Prada Drive<br>Brentwood, TN 37027 | SAME ADDRESS AS NEW OWNER | 181-10-E-065 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 Kiersten Meredith Crombie, a single 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. 65 on the Plat of High Point, Phase 1, Section 4, of record as Instrument No. 20130103-0000636 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 Warranty Deed Regent Highpoint, LLC, a Tennessee limited liability company, dated May 31, 2013, filed for record on June 18, 2013, in Instrument Number 20130618-0062271, Register's Office for Davidson County, Tennessee.

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

1. 2014 Davidson and Brentwood 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, recorded as Instrument Number 20130103-0000636, in the Register's Office for Davidson County, Tennessee.

3. Subject to Declaration of Covenants, Conditions and Restrictions for High Point, recorded as Instrument No. 20110603-0042709, revised by Instrument No. 20120119-0005431 and Instrument No. 20120912-0082818 and made applicable by Instrument No. 20130820-0087853, in said Register's Office.
4. A non-exclusive Access Easement crossing portion of Highpoint Investors, LLC, property, shown in vesting Deed recorded as Instrument No. 20080214-0014939, in said Register's Office.
5. Inspection and Maintenance Agreement for Private Stormwater Management Facilities recorded as Instrument No. 20090309-00204070, in said Register's Office.
6. Easement for Detention/Water Quality Ponds, Water Quality Unit, Storm Drainage and/or Appurtenances recorded as Instrument No. 20090309-0020488, in said Register's Office.
7. Grant of Easement to Comcast of Nashville I, LLC, recorded as Instrument No. 20090714-0065912, in said Register's Office.
8. Easement for Detention/Water Quality Ponds, Water Quality Unit, Storm Drainage and/or Appurtenances recorded as Instrument No. 20090309-0020517, in said Register's Office.
9. Easement for Sanitary Sewer, Water Lines and Appurtenances recorded as Instrument No. 20110411-0027748 in said Register's Office.
10. Obligations set forth in the Sanitary Sewers, Drainage, Flow and Appurtenances Agreement recorded as Instrument No. 20090805-0073466, in said Register's Office.
11. Charter of High Point Homeowners' Association, Inc., recorded as Instrument No. 201001130003233, in said Register's Office.
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 5516 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, 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 January 27, 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 27, 2014.

NOTARY PUBLIC

My Commission Expires: 5/20/14

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires [illegible] 2014

MAY 20, 2014