WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140017064 DEEDWARR
Recvd: 03/13/14 11:25 3 pgs
Fees: 18.00 Taxes: 849.15
20140313-0021055

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $229,500.00.

Affiant

Subscribed and sworn to me on March 10, 2014.

NOTARY PUBLIC exp: 3/24/17

JENNY GOSLIN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:

ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Ingrid O. Lord 1909 Nancy Beth Lane Madison, TN 37115	Wells Fargo 1525 W. WT Harris Blvd 2nd Floor Charlotte NC 28262	034-7-A-149CO

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 Ingrid O. Lord, unmarried, 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. 3, as shown on the map entitled Final Subdivision Plat of Harbor Village, Phase III, of record as Instrument No. 20050331-0034862 as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20050406-0038091, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> 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, in Instrument Number 20121206-0112636, in the 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 as shown on plan of record in Instrument Number 200503100034862, 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 ~~200108170089318~~ 200108170089318, 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 1909 Nancy Beth Lane, 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 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 March 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 March 10, 2014.

NOTARY PUBLIC

My Commission Expires: _____

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Michelle Marie Montague
My Commission Expires
May 20, 2014
STATE OF TENNESSEE