WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140019590 DEEDWARR
Recvd: 03/24/14 15:29 3 pgs
Fees:18.00 Taxes:738.70
20140324-0024123

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $199,649.00.

Affiant

Subscribed and sworn to me on March 20, 2014.

NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES MAY 18, 2014

THIS INSTRUMENT WAS PREPARED BY:

ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #27074SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Denise Marques Maria L. Marques 5515 Prada Drive Brentwood, TN 37227	SAME ADDRESS AS NEW OWNER	181-10-E-077 CO-

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, 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 Denise Marques, unmarried and Maria L. Marques, unmarried, as joint tenants with right of survivorship, hereinafter called **"GRANTEES,"** 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. 77 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 description.
>
> Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company by Deed from Regent Highpoint, LLC, a Tennessee limited liability company, dated 09/09/13 and of record in Instrument No. 20130916-0097407, 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 Grantees.
2. Subject to all matters as shown on Plan of High Point Phase One, Section Four, recorded as Instrument No. 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. 201201190005431, and Instrument No. 20120912-0082818 and made applicable by Instrument Number 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. 20090309-0020470, 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. 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 5515 Prada Drive, Brentwood, TN 37227.

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 March 20, 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 20, 2014.

NOTARY PUBLIC

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

My Commission Expires: _____