SPECIAL WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $632,000.00.

Affiant

Subscribed and sworn to me on March 28, 2014.

NOTARY PUBLIC

My commission expires: _____

BILL GARRETT, Davidson County
Trans:T20140024834 DEEDWARRSP
Recvd: 04/11/14 15:37 3 pgs
Fees:18.00 Taxes:2338.40
20140411-0030737

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
December 6, 2016
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian, Esq.
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #20822SPWWWWW.PFD

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Regent Homes, LLC 6901 Lenox Village Drive, Suite 107 Nashville, TN 37211	SAME	187-010 (part of)

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, Y & H, G.P., a Tennessee Partnership (aka Y & H Tennessee Partnership), **"GRANTOR"**, has bargained and sold, and by these presents do transfer and convey unto Regent Homes, LLC, a Tennessee Limited Liability Company, **"GRANTEE"**, a certain tract or parcel of land in **Davidson County, State of Tennessee,** more particularly described as follows:

Being a tract or parcel of land located partially in the 31st Councilmanic District of Davidson County, Tennessee, and partially in the Seventeenth Civil District of Williamson County, Tennessee being more particularly described according to a legal description by Anderson, Delk, Epps & Associates, Inc., 618 Grassmere Park Drive, Suite 4, Nashville, TN 37211, as follows:

Being a 9.709 more or less acre tract of land lying in the 31st Council manic District of Davidson County, Tennessee, and being a portion of the property conveyed to Y & H, a Tennessee General Partnership, as evidenced by deed of record at Instrument No. 20051031-0131233, Register's Office Davidson County, Tennessee, and being more particularly described as follows:

Starting at point on the easterly margin of Kirkwall Drive, said point being the most northwesterly comer of Lot 192 on the plan of Burkitt Village, Phase One, Section One, of record in Instrument No. 20130719-0075067, Register's Office Davidson County, Tennessee; Thence with said margin of Kirkwall Drive, and with a curve to the right having a radius of 315.00 feet, through a central angle of 01 Degrees 12 Minutes 12 Seconds, an arc length of 6.62 feet, a chord bearing and distance of North 03 Degrees 47 Minutes 30 Seconds East, 6.62 feet to a point; Thence crossing Kirkwall Drive at its northerly terminus, and

continuing with the northerly line of Lot 215 on said plan of Burkitt Village, Phase One, Section One, North 85 Degrees 02 Minutes 35 Seconds West a distance of 191.43 feet to a point in the easterly line of the McGowan Investments, Inc. Property of record in Instrument No. 20121231-0120692, Register's Office Davidson County, Tennessee; Thence with the easterly line of said McGowan Investments Inc. Property, North 05 Degrees 19 Minutes 22 Seconds East a distance of 390.83 feet to a point; Thence with a new line, severing said Y & H Partnership Property, the following twenty-three calls: South 84 Degrees 40 Minutes 38 Seconds East a distance of 177.47 feet to a point; Thence North 51 Degrees 12 Minutes 01 Seconds East a distance of 103.17 feet to a point; Thence South 38 Degrees 47 Minutes 59 Seconds East a distance of 10.00 feet to a point; Thence North 51 Degrees 12 Minutes 01 Seconds East a distance of 428.46 feet to a point; Thence North 37 Degrees 14 Minutes 28 Seconds East a distance of 165.06 feet to a point; Thence North 26 Degrees 27 Minutes 52 Seconds East a distance of 75.77 feet to a point; Thence South 62 Degrees 52 Minutes 56 Seconds East a distance of 184.93 feet to a point; Thence with a curve to the right having a radius of 950.00 feet, a central angle of 24 Degrees 04 Minutes 57 Seconds, an arc length of 399.30 feet, a chord bearing and distance of South 39 Degrees 09 Minutes 33 Seconds West, 396.3 7 feet to a point; Thence South 51 Degrees 12 Minutes 01 Seconds West a distance of 204.76 feet to a point; Thence South 38 Degrees 47 Minutes 59 Seconds East a distance of 120.00 feet to a point; Thence South 51 Degrees 12 Minutes 01 Seconds West a distance of 187.26 feet to a point; Thence South 56 Degrees 27 Minutes 40 Seconds East a distance of 84.06 feet to a point; Thence South 74 Degrees 52 Minutes 10 Seconds East a distance of 201.52 feet to a point; Thence South 09 Degrees 18 Minutes 40 Seconds West a distance of 88.67 feet to a point; Thence South 80 Degrees 41 Minutes 20 Seconds East a distance of 50.00 feet to a point; Thence South 09 Degrees 18 Minutes 40 Seconds West a distance of 221.01 feet to a point;

Thence with a curve to the right having a radius of 275.00 feet, a central angle of 04 Degrees 01 Minutes 50 Seconds, an arc length of 19.35 feet, a chord bearing and distance of South 11 Degrees 19 Minutes 35 Seconds West, 19.34 feet to a point; Thence North 76 Degrees 39 Minutes 30 Seconds West a distance of 165.97 feet to a point; Thence North 57 Degrees 37 Minutes 07 Seconds West a distance of 38.69 feet to a point; Thence North 67 Degrees 30 Minutes 01 Seconds West a distance of 71.88 feet to a point; Thence North 56 Degrees 27 Minutes 40 Seconds West a distance of 178.42 feet to an iron pin set in the northeasterly line of Lot 192 on the aforesaid plan of Burkitt Village, Phase One, Section One; Thence North 31 Degrees 10 Minutes 40 Seconds West a distance of 61.45 feet to a point; Thence with the northerly line of said Lot 192, North 86 Degrees 48 Minutes 36 Seconds West a distance of 79.96 feet to the Point of Beginning, containing 9.709 acres or 422,931 square feet, more or less.

Being a portion of the same property conveyed to Y & H Tennessee Partnership, a Tennessee General Partnership by Deed dated October 27, 2005 from Gene H. Smith, of record as Instrument No. 20051031-0131233 in the Register's Office 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 Declaration of Covenants, Conditions and Restrictions for Burkitt Village of record as Instrument No. 20130717-0074035, in the Register's Office for Davidson County, Tennessee, together with the By-Laws for the Burkitt Village Homeowners Association, Inc., attached as Exhibit "C" therein to which reference is hereby made for more particulars as if copied verbatim.
3. First Supplement to Declaration of Covenants, Conditions and Restrictions for Burkitt Village of record as Instrument No. 20140310-0020071, Register's Office for Davidson County, Tennessee.
4. Charter of the Burkitt Village Homeowners Association, Inc. of record as Instrument No. 20121213-0114972, Register's Office for Davidson County, Tennessee.

5. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record as Instrument No. 20121029-0098753, Register's Office for Davidson County, Tennessee.
6. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record as Instrument No. 20130724-0076308, 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; and.

This property is also known as unimproved property located at 9.709 +/- Proposed Phase 1, Section 2 Burkitt Village, Nolensville, TN 37135.

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, its successors 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 GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by or through GRANTOR, but not further or otherwise. 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 28, 2014.

Y & H, G.P., a Tennessee General Partnership:

By:_____
Fred Yazdian
Title: Managing General Partner

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Fred Yazdian, 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 Managing General Partner of Y & H, G.P., a TENNESSEE GENERAL PARTNERSHIP, the within named bargainor, and that he as such Managing General Partner executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as Managing General Partner.

Witness my hand, at office, on March 28, 2014.

Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/9/14