WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140030004 DEEDWARR
Recvd: 05/01/14 15:15 3 pgs
Fees:18.00 Taxes:998.63
20140501-0036974

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $269,900.00.

Affiant

Subscribed and sworn to me on April 30, 2014.

NOTARY PUBLIC

RICHARD W. SEBASTIAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Richard W. Sebastian
My Commission Expires
November 3, 2015
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #27438SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Lani L. King 317 Whitman Court Nolensville, TN 37135	Everett Financial Inc., dba Supreme Lending 14801 Quorum Drive, Suite 300 Dallas, TX 75254	186-4-A-221CO

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 Lani L. King, an unmarried 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. 410, on the Final Plat of Burkitt Place, Phase 2D, Section 3, as of record in Instrument Number 20120517-0043031, Register's Office for Davidson County, Tennessee, to which plat reference is hereby 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 from NW Burkitt, LLC, a Delaware limited liability company, dated March 26, 2013, filed for record on April 9, 2013, of record in Instrument Number 20130409-0035156, 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. All matters on the plan of record in Instrument Number 20120517-0043031, in the Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restictions of record as Instrument Number 20060306-0025388, as amended by Instrument No. 20070202-0014304, Register's Office for Davidson County, Tennessee.
4. Easemetn and Contribution Agreement of record as Instrument No. 20050816-0096915, in the Register's Office for Davidson County, Tennessee.
5. Easement Agreement of record as Instrument No. 20060317-0030915, Register's Office for Davidson County, Tennessee.
6. PUD Boundary Plat of record as Instrument No. 20050920-0113225, Register's Office for Davidson County, Tennessee.
7. Stormwater Detention Agreement of record as Instrument No. 20060427-0048083, in the Register's Office for Davidson County, Tennessee.
8. Assignment of Developer's Rights of record as Instrument Number 20120106-0001500, Register's Office for Davidson County, Tennessee.
9. 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 317 Whitman Court, 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, 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 April 30, 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 April 30, 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