WARRANTY DEED

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires SEPT. 18, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Regent Homes, LLC	New Owner	104021C10500CO; 104021C10600CO; 104021C10700CO; 104021C10800CO;
(NAME) 6901 Lenox Village Drive, Suite 107	(NAME)	104021C20500CO; 104021C20600CO; 104021C20700CO; 104021C20800CO
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **KINGSMONT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, LLC,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Attached Exhibit "A"

BILL GARRETT, Davidson County
Trans:T20140030676 DEEDWARR
Recvd: 05/05/14 10:53 3 pgs
Fees:18.00 Taxes:1054.50

20140505-0037899

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Plat Book 421, Page(s) 82-83 and Exhibit C-1 and C-2 of Instrument No. 20060526-0061923 and Exhibit C of Instrument No. 20070504-0053846, said Register's Office; and (c) restrictive covenants of record in Instrument No. 20060526-0061923 , as amended by instrument(s) of record in Instrument No. 20070504-0053846 and further amended at Instrument No. 20140505-0037898 , said Register's Office (d) Charter of West Leigh Condominium Association recorded at Instrument No. 20070504-0053847; (e) Easement for joint driveway, recorded in Instrument No. 20060628-0077218, said Register's Office; (f) Easement of record in Book 4744, Page 385, said Register's Office; (g) application to combine parcels of record in Instrument No. 20060210-0016847, said Register's Office.

unimproved ☒

This is improved ☐ property, known as 3180 Parthenon Ave. Unit 105,106,107,108, Nashville, TN 37203

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

Witness my hand this 2nd day of May, 2014.

Kingsmont, LLC, a Tennessee limited liability company

By: _____

Kevin D. Montgomery, Chief Manager

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Kevin D. Montgomery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Chief Manager of Kingsmont, LLC the within named bargainor, a limited liability company and that he as such Chief Manager, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Chief Manager.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of May, 2014.

Commission expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires SEPT. 18, 2017

_____
Notary Public

Exhibit"A"

Land in Davidson County, Tennessee, being Lot Nos. 105, 106, 107 & 108 of West Leigh Townhomes, a Horizontal Property Regime with Private Elements as described in the Declaration of Covenants, Conditions and Restrictions for West Leigh Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20070504-0053848 as amended by the First Amendment of record as Instrument No. 20140505-0037898, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the lots, units, property, co-owners and tenants of West Leigh Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20070504-0053848 as amended by First Amendment of record as Instrument No. 20140505-0037898, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Lots. Said Lots are formerly known as Units 105, 106, 107, 108, 205, 206, 207 & 208, of the Kingsmont Court Condominium established under Master Deed of record as Instrument No. 20060526-00611923 as amended by Instrument No. 20070504-0053846, and superseded by the Declaration of Covenants, Conditions, and Restrictions for West Leigh Townhomes, of record as Instrument No. 20070504-0053848, as amended by First Amendment of record as Instrument No. 20140505-0037898, Register's Office for said County.

Being a portion of the same property conveyed by Quitclaim Deed from Montgomery & Jarrell Properties, LLC, a Tennessee limited liability company to Kingsmont, LLC, A Tennessee Limited Liability Company as recorded on the 9th day of February, 2006 in Instrument No. 20060209-0016109 and Quitclaim Deed from F. Don Montgomery, Jr. to Kingsmont, LLC, a Tennessee Limited Liability Company as recorded on the 9th day of February, 2006 in Instrument No. 20060209-0016110, in the Register's Office of Davidson County, Tennessee.