Box 36
①

BILL GARRETT, Davidson County
Trans:T20140052982 DEEDWARRSP
Recvd: 07/22/14 15:23 2 pgs
Fees:13.00 Taxes:1052.98
20140722-0065152

THIS INSTRUMENT PREPARED BY:
MOORELAND TITLE COMPANY, LLC
213 Overlook Circle
Suite B-2
Brentwood, TN 37027
(615) 376-9400

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

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $284,590.00

AFFIANT

Subscribed and sworn to before me, this 25th day of June, 2014

NOTARY PUBLIC

My Commission Expires: _____

Address New Owners as Follows:
Regent Homes, LLC
6901 Lenox Village Dr., Ste. 110
Nashville, TN 37211

Send Tax Bills To:
SAME

Map-Parcel Number:
P/O 186-033

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

NW Burkitt, LLC, a Delaware Limited Liability Company ("Grantor") does hereby bargain, sell, transfer and convey unto **Regent Homes, LLC, a Tennessee limited liability company** ("Grantee") its successors, representatives and assigns, property located in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 360, 364, 367 and 457, on the Final Plat of Burkitt Place, Phase 2-K, Section 2, as of record in Instrument No. 20140609-0049811, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to NW Burkitt, LLC by deed from Burkitt Place Development, LLC dated December 27, 2011 of record in Instrument No. 20120106-0001499, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to REGENT HOMES, LLC, its successors, representatives and assigns, forever.

AND NW BURKITT, LLC does hereby covenant with REGENT HOMES, LLC that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except as otherwise provided herein.

AND NW BURKITT, LLC does further covenant and bind itself, its successors, representatives and assigns to warrant and forever defend the title to said land to REGENT HOMES, LLC, its successors, representatives and assigns against the lawful claims of all persons claiming by through or under Grantor but not further or otherwise.

This is (X) unimproved ( ) improved property known as: Lot Nos. 360,364,367& 457, Burkitt Place, Phase 2-K, Section 2, Nolensville, TN

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 25th day of June, 2014.

NW Burkitt, LLC

By: Lisa Carnes, Secretary, NW Burkitt LLC
Lisa Carnes, Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lisa Carnes with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the Secretary of NW Burkitt, LLC the bargainor, a Delaware Limited Liability Company, and that she as such Secretary being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of NW Burkitt, LLC by herself as such Secretary.

WITNESS my hand and official seal, on this 25th day of June, 2014.

Linda J. Ott
NOTARY PUBLIC

LINDA J. OTT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

My Commission Expires: 12-18-17

Permitted Encumbrances

Subject to all matters shown on the plat of record in Instrument No. 20120517-0043031, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions for Burkitt Place of record in Instrument No. 20060306-0025388 as amended in Instrument No. 20070202-0014304, Register's Office for Davidson County, Tennessee.

Easement and Contribution Agreement of record in Instrument No. 20050816-0096915, Register's Office for Davidson County, Tennessee.

Easement Agreement of record in Instrument No. 20060317-0030915, Register's Office for Davidson County, Tennessee.

PUD Boundary Plat of record in Instrument No. 20050920-0113225, Register's Office for Davidson County, Tennessee.

Assignment of Developers Rights of record in Instrument No. 20120106-0001500, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Instrument No. 20060427-0048083, Register's Office for Davidson County, Tennessee.

All assessments and taxes due in 2014 and thereafter, are a lien.