BILL GARRETT, Davidson County
Trans:T20140059078 DEEDWARR
Recvd: 08/12/14 13:32 3 pgs
Fees:18.00 Taxes:756.58

20140812-0072713

WARRANTY DEED	STATE OF TENNESSEE, COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $204,481.00. Affiant Subscribed and sworn to me on August 8, 20 NOTARY PUBLIC MICHELLE MARIE MONTAGUE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 6, 2018

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #27243SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
New Direction IRA, Inc 1070 W. Century Drive, Suite 101 Louisville, CO 80027	SAME ADDRESS AS NEW OWNER	181-10-E-055CO

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 New Direction IRA, Inc., fbo Harry W. Smith Traditional IRA, as to an undivided 82% interest and New Direction IRA, Inc. fbo Harry W. Smith ROTH IRA, as to an undivided 18% interest, hereinafter called **"GRANTEE,"** it's 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. 55 on the Plat of High Point, Phase 2, Section 1, of record as Instrument No. 20140117-0004783, in the Register's Office for Davidson County, Tennessee, to which reference is 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 Deed from Regent Highpoint, LLC, a Tennessee limited liability company, dated January 24, 2014, filed for record on January 30, 2014, of record in Instrument No. 20140131-0008913, 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. Matters shown on plan of record in Instrument No. 20040117-0004783, Register's Office for Davidson County, Tennessee.
3. A non-exclusive Access Easement crossing portion of Highpoint Investors, LLC, property, shown in vesting Deed of record as Instrument No. 20080214-0014939, in the Register's Office for Davidson County, Tennessee.
4. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record as Instrument No/ 20090309-0020470, Register's Office for Davidson County, Tennessee.
5. Easement for Detention/Water Quality Unit, Storm Drainage and/or Appurtenances of record as Instrument No. 20090309-0020488, in the Register's Office for Davidson County, Tennessee.
6. Grant of Easement to Comcast of Nashville I, LLC, of record as Instrument No. 20090714-0065912, in the Register's Office for Davidson County, Tennessee.
7. Easement for Detention/Water Quality Ponds, Water Quality Unit, Storm Drainage and/or Appurtenances of record as Instrument No. 20090309-0020517, in the Register's Office for Davidson County, Tennessee.
8. Easement for Sanitary Sewers, Water Line and Appurtenances of record as Instrument No. 20110411-0027748, in the Register's Office for Davidson County, Tennessee.
9. Obligations set forth in the Sanitary Sewers, Drainage, Flow and Appurtenances Agreement of record as Instrument No. 20090805-0073466, in the Register's Office for Davidson County, Tennessee.
10. Subject to Declaration of Covenants, Conditions and Restrictions for High Point, of record in Instrument Number 20110603-0042709, revised by Instrument Number 20120119-0005431 and Instrument Number 20120912-0082818, revised by Instrument Number 20130820-0087853 and made applicable by Instrument Number 20140808-0071500, Register's Office for Davidson County, Tennessee.
11. Charter of High Point Homeowners Association, Inc. of record in Instrument Number 20100113-0003233, Register's Office for Davidson County, Tennessee.
12. 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 5536 Prada Drive, Brentwood, TN 37027.

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, it's 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, it's 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 August 8, 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 August 8, 2014.

NOTARY PUBLIC

My Commission Expires: _____