WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140087228 DEEDWARR
Recvd: 11/19/14 13:31 2 pgs
Fees:13.00 Taxes:1074.11
20141119-0106710

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $290,300.00.

David Ronald Johnson Indira Deborah Johnson
Affiant

Subscribed and sworn to me on November 18, 2014.

NOTARY PUBLIC

PATRICK H. POOLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Patrick H. Poole
My Commission Expires:
July 3, 2017
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 #27938SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
David Ronald Johnson Indira Deborah Johnson 635 Westcott Lane Nolensville, TN 37135	SAME ADDRESS AS NEW OWNER	187-5-A-111.00 CO

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, Regent Homes, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto David Ronald Johnson and Indira Deborah Johnson, husband and wife, hereinafter called **"GRANTEES,"** their 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. 111, as shown on the plan of Burkitt Springs, Phase One, of record as Instrument No. 20140115-0004012, Register's Office for Davidson County, Tennessee.
>
> Being a part of the same property conveyed to Regent Homes, LLC, a Tennessee Limited Liability Company, by Deed dated July 11, 2013, from McGowan Investments, Inc., a Tennessee Corporation, of record as Instrument No. 20130715-0073072, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2014 Davidson and Nolensville taxes which have been prorated by the parties and assumed by the Grantee(s).
2. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603, et seq.
3. Plan of record as Instrument No. 20140115-0004012, Register's Office for Davidson County, Tennessee.
4. Subject to Declaration of Restrictive and Covenants for Stormwater Facilities and Systems recorded as Instrument No.

20130514-0048379, Register's Office for Davidson County, Tennessee.

5. All matters set forth in the Declaration of Covenants, Conditions and Restrictions for Burkitt Springs of record as Instrument No. 20140110-0002949, said Register's Office and to which reference is hereby made for a more particulars as if copied verbatim.

This property is also known as improved property located at 635 Westcott Lane, 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 GRANTEES, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES 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 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.

WITNESS our hands on November 18, 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 November 18th, 2014.

June E. Rowell
NOTARY PUBLIC

My Commission Expires:

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
June E. Rowell
My Commission Expires
January 9, 2018
STATE OF TENNESSEE