BILL GARRETT, Davidson County
Trans:T20140095703 DEEDWARR
Recvd: 12/22/14 14:39 3 pgs
Fees:18.00 Taxes:918.16
20141222-0117003

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ~~ACTUAL~~ CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $248,150.00.

Affiant

Subscribed and sworn to me on December 19, 2014.

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 #27971SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Charles R. Spears Marjorie A. Spears 3124 Celt Alley Nolensville, TN 37135	SAME ADDRESS AS NEW OWNER	187-5-A-102CO

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 Charles R. Spears and Marjorie A. Spears, 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. 102, as shown on the plan of Burkitt Springs, Phase 1B, of record as Instrument No. 20140722-0064833, in the Register's Office for Davidson County, Tennessee.
>
> Being part of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company, by Deed from McGowan Investments, Inc., a Tennessee corporation, dated July 11, 2013, filed for record on July 15, 2013, in Instrument No. 20130715-0073072, in the Register's Office for Davidson County, Tennessee.
>
> Also being part of the same property conveyed to McGowan Investments, Inc., a Tennessee corporation, by Warranty Deed from Turner Farms, LLC, a Tennessee limited liability company, of record in Instrument No. 20121231-0120692, 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 Grantor; 2015 and subsequent years are assumed by the Grantees.
2. Matters shown on plan of record in Instrument No. 20140722-0064833, Register's Office for Davidson County, Tennessee.
3. Subject to Declaration of Restrictive and Covenants for Stormwater Facilities and Systems recorded as Instrument No. 20130514-0048379, in the Register's Office for Davidson County, Tennessee.
4. 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 more particulars as if copied verbatim.
5. 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 3124 Celt Alley, 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 December 19, 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 December 19, 2014.



NOTARY PUBLIC

My Commission Expires: _____