WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150023319 DEEDWARR
Recvd: 03/31/15 09:08 3 pgs
Fees:18.00 Taxes:1493.69
20150331-0027535

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $403,700.00.

Affiant

Subscribed and sworn to me on March 27, 2015.

NOTARY PUBLIC

My commission exp 10/10/18

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #27877

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Sharmin Basher 3180 Parthenon Avenue Unit 108 Nashville, TN 37203	SUNTRUST MORTGAGE 1001 Semmes Avenue Richmond, VA 23224	104-021-C-108CO

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 Sharmin Basher, a single person, hereinafter called **"GRANTEE,"** her 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. 108 of the West Leigh Townhomes, a Horizontal Property Regime with Private Elements, a form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, as set forth in the Declaration of Covenants, Conditions and Restrictions, of record as Instrument No. 20070504-0053848 as amended by Instrument No. 20140505-0037898, Register's Office for Davidson County, Tennessee. Said Lot also being shown as part of Exhibit "B" of said Declaration, as amended.
>
> Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company by Deed from Kingsmont, LLC, a Tennessee Limited Liability Company, of record as Instrument No. 20140505-0037899, Register's Office for Davidson County, Tennessee.

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

1. 2015 Davidson County taxes which have been prorated by the parties and assumed by the Grantee.
2. Subject to all matters shown on Plan of record as Exhibit "B" of Instrument No. 20140505-0037898, in the Register's Office for Davidson County, Tennessee.
3. The premises herein described is a Horizontal Property Regime with Private Elements as established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including, without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Declaration of Covenants, Conditions and Restrictions for West Leigh Townhomes, of record as Instrument No. 20070504-0053848 as amended by Instrument No. 20140505-0037898 and Instrument No. 20140904-0081040, Register's Office for Davidson County, Tennessee.
4. Charter of The West Leigh Townhomes Association of record as Instrument No. 20070504-0053849 together with By-Laws shown as Exhibit "C" of Instrument No. 20070504-0053848 as amended by Instrument No. 20140904-0081041, in said Register's Office.
5. Joint Driveway Easement of record as Instrument No. 20060628-0077218, in said Register's Office.
6. Application to combine parcels 56 and 55 of Map 104-2 into a single parcel of record in Instrument No. 20060210-0016847, in said Register's Office.
7. Easement retained in the Deed of record in Book 4744, page 385, in said Register's Office.
8. 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 3180 Parthenon Avenue, Unit 108, Nashville, TN 37203.

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, her 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, her 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 March 27, 2015.

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 March 27, 2015.



NOTARY PUBLIC

My Commission Expires: _____