BILL GARRETT, Davidson County
Trans:T20150031957 DEEDWARR
Recvd: 04/28/15 09:00 5 pgs
Fees:27.00 Taxes:0.00
20150428-0037753

G#27107-2
THIS INSTRUMENT PRE.
JOHN T. COOK, ESQ.
John T. Cook, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204

BOX #14

Heather Dawbarn, Register
Rutherford County Tennessee
Rec #: 820082
Rec'd: 25.00 Instrument #: 1955216
State: 634.55
Clerk: 1.00 Recorded
Other: 2.00 4/22/2015 at 8:59 AM
Total: 662.55 in
Record Book 1369 Pgs 1661-1665

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Envision Construction, LLC 1273 Maritime Prt Antioch, TN 37013	"New Owner"	See Page 3

LIMITED WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **RL REGI-TN GVC, LLC, a Tennessee limited liability company,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Envision Construction LLC, a Tennessee limited liability company,** hereinafter called the Grantee, its successors and/or assigns, certain land in Rutherford and Davidson Counties, State of Tennessee, described as follows, to-wit:

TRACT NO. 1:

LAND in Rutherford County, Tennessee, being Lot Nos. 7222 and 7223 on the Final Plat of Lake Forest Estates, Phase Seventy-Two, as of record in Plat Book 29, Page 80, Register's Office for Rutherford County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to RL Regi-TN GVC, LLC, by Substitute Co-Trustee's Deed dated February 23rd, 2012, from Justin T. Starling, Co-Trustee, of record in Record Book 1113, Page 2718, Register's Office for Rutherford County, Tennessee.

THIS instrument is being executed on behalf of RL Regi Financial, LLC, pursuant to a Limited Power of Attorney executed by an authorized officer of same on the 30th day of April, 2014, of record in Record Book 1360, Page 2205, Register's Office for Rutherford County, Tennessee.

TRACT NO. 2:

LAND in Davidson County, Tennessee, being Lot Nos. 149, 154, 157, 161, and 166 on the Plan of Cambridge Forest, Phase Six, R15 Residential PUD, as of record in Instrument No. 20070430-0051165, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to RL REGI-TN GVC, LLC, by Substitute Co-Trustees' Deed dated February 23rd, 2012, from Justin T. Starling, Substitute Co-Trustee, of

record in Instrument No. 20120224-0016137, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed on behalf of RL REGI Financial, LLC, pursuant to a Limited Power of Attorney executed by an authorized officer of same on the 30th day of April, 2014, of record in Instrument No. 20140829-0079203, Register's Office for Davidson County, Tennessee.

Tract No. 1: This is unimproved property, known as: **Lot #7222 Glochester Court and Lot #7223 Glochester Court, LaVergne, TN 37086.**

Tract No. 2: This is unimproved property, known as: **1760, 1736, 1724, and 1708 Bridgecrest Drive and 904 Mulberry Hill Place (respectively), Antioch, TN 37013.**

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, its successors and/or 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 except as set forth on the attached **Exhibit "A"**; 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, its successors and/or assigns, against the lawful claims of all persons claiming by, through or under the said Grantor, but none other, without any other covenants or warranties, express or implied.

IN WITNESS WHEREOF, the Grantor has executed this instrument by its duly authorized officers this 20th day of April, 2015.

RL REGI-TN GVC, LLC, a Tennessee limited liability company

By: RL Regi Financial, LLC, a Delaware limited liability company, its Sole Member

By: Rialto Capital Advisors, LLC, a Delaware limited liability company, as Attorney-In-Fact

By: _____
Name: Michael B. Madden
Title: Authorized Signatory

By: _____
Name: Stephen J. Tyde
Title: Authorized Signatory

STATE OF GEORGIA)
COUNTY OF DEKALB)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Michael B. Madden and ~~Mark King~~ Stephen J. Tyde with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon their several oaths acknowledged themselves to each be an Authorized Signatory of Rialto Capital Advisors, LLC, a Delaware limited liability company ("RCA"), and who further acknowledged RCA to be the Attorney-in-Fact (as appointed by LLC action) of RL Regi Financial, LLC, a Delaware limited liability company ("RRF"), and who further acknowledged RRF to be the Sole Member of RL REGI-TN GVC, LLC ("RRG"), the within named bargainor, a Tennessee limited liability company, and that they each as such Authorized Signatory, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing for and in behalf of RCA as the Attorney-in-Fact of RRF, as the Sole Member of RRG by themselves as such Authorized Signatories.

Witness my hand, at office at Atlanta, Georgia, this 20 day of **April, 2015.**

LESLIE WASHINGTON NOTARY PUBLIC DEKALB CO., GEORGIA MY COMMISSION EXPIRES SEPT 18 2017

My Commission Expires: 9/18/17

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $171,500.00.

Affiant

Subscribed and sworn to before me this 21st day of April, 2015.

My Commission Expires: 5-8-18

Notary Public

ANNA MOSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2018

MAP-PARCEL NOS.

TRACT NO. 1 – Rutherford County Property:

Lot No.	Map	Parcel
7222	014B D	075.00
7223	"	074.00

TRACT NO. 2 – Davidson County Property:

Lot No.	Map/Parcel No.
149	149150A43500CO
154	149150A44300CO
157	149150A44600CO
161	149150A44800CO
166	149150A44200CO

Exhibit "A"

Permitted Exceptions

1. City and County Property Taxes for the year 2015, which have been prorated and assumed by the Grantee herein, and subsequent years, not yet due and payable, as pertains to both Tracts.
2. All matters shown on the Plan of record in Plat Book 29, Page 80, Register's Office for Rutherford County, Tennessee, as pertains to Tract No. 1.
3. Restrictive Covenants contained in instrument of record in Record Book 532, Page 2127, Register's Office for Rutherford County, Tennessee, as pertains to Tract No. 1.
4. Notice of Land Use Restrictions of record in Record Book 648, Page 2991, Register's Office for Rutherford County, Tennessee, as pertains to Tract No. 1.
5. Subject to Deed of Clearance conveyed to U.S.A. for the benefit of Sewart Air Force Base of record in Deed Book 117, Page 193, Register's Office for Rutherford County, Tennessee, as pertains to Tract No. 1.
6. Subject to Glide Path Easement for air clearance and other easements conveyed U.S.A. for United States Air Force of record in Deed Book 118, Page 549, said Register's Office, as pertains to Tract No. 1.
7. Subject to easement conveyed to Tennessee Telephone Company with rights of ingress/egress thereto of record in Deed Book 184, Page 439, Register's Office for Rutherford County, Tennessee, as pertains to Tract No. 1.
8. Subject to all easements reserved and described within Warranty Deeds of record in Deed Book 394, Page 505, and in Record Book 92, Page 2716, said Register's Office, as pertains to Tract No. 1.
9. Subject to Greenbelt Applications of record in Record Book 103, Page 1625, in Record Book 135, Page 2570, and in Record Book 2572, Pages 2574 and 2576, Register's Office for Rutherford County, Tennessee, which may or may not affect the subject property, as pertains to Tract No. 1.
10. All matters shown on the Plan of record in Instrument No. 20070430-0051165, Register's Office for Davidson County, Tennessee, as pertains to Tract No. 2.
11. The Plan of record in Instrument No. 20070430-0051165, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein, as pertains to Tract No. 2.
12. All matters appearing on the Boundary Plan of record in Book 6900, Pages 561 and 562, Register's Office for Davidson County, Tennessee, as pertains to Tract No. 2.
13. Declaration of Covenants, Conditions and Restrictions of Cambridge Forest, of record in Book 10332, Page 1,and as amended in Book 10774, Page 723 (omitting therefrom any covenants, conditions, or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons), and subsequent amendment of record in Instrument No. 20070409-0041417, said Register's Office, as pertains to Tract No. 2.
14. Dedication of common areas to Cambridge Forest Homeowners Association, Inc. of record in Instrument No. 20030630-0090226 and in Instrument No. 20110919-0072464, Register's Office for Davidson County, Tennessee, as pertains to Tract No. 2.
15. Charter of Incorporation of Cambridge Forest Homeowners Association, Inc., of record in Book 10343, Page 769, Register's Office for Davidson County, Tennessee, as pertains to Tract No. 2.
16. Grant of Easement to Comcast of Nashville, of record in Instrument No. 20121114-0104688, Register's Office for Davidson County, Tennessee, as pertains to Tract No. 2.

17. Easements to the Metropolitan Government of Nashville and Davidson County for Sanitary Sewer and/or Storm Drainage of record in Book 7453, Page 445, and in Instrument No. 20001228-0126570, Register's Office for Davidson County, Tennessee, as pertains to Tract No. 2.

18. Easement for communication systems granted to American Telephone & Telegraph Company, of record in Book 1207, Page 529, Register's Office for Davidson County, Tennessee, as pertains to Tract No. 2.

19. Easement for road of record in Plan Book 3, Page 26, Chancery Court Clerk's Office, as pertains to Tract No. 2.

20. Subject to an easement for Morgan Cemetery, as pertains to Tract No. 2.

21. Agreement recorded in Book 1147, Page 148, Register's Office for Davidson County, Tennessee, as pertains to Tract No. 2.

22. Deed of Easement for sanitary sewers and/or storm drainage of record in Book 6881, Page 320, and in Book 8795, Page 158, Register's Office for Davidson County, Tennessee, as pertains to Tract No. 2.

23. Storm Water Detention Agreements of record in Book 7632, Page 962, and in Instrument No. 20020308-0029654, said Register's Office, as pertains to Tract No. 2.

24. Easement for sewer stated in the Deed of record in Book 8795, Page 158, said Register's Office, as pertains to Tract No. 2.