@ Box 36

SPECIAL WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $300,000.00.

Affiant

Subscribed and sworn to me on March 30, 2015.

NOTARY PUBLIC

My commission expires: _____

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Bobbie Cooper
My Commission Expires
December 6, 2016
STATE OF TENNESSEE

BILL GARRETT, Davidson County
Trans:T20150032596 DEEDWARRSP
Recvd: 04/29/15 16:18 3 pgs
Fees:18.00 Taxes:1110.00
20150429-0038490

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian, Esq.
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #20822SPYYYYYY.PFD

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Regent Homes, LLC 6901 Lenox Village Drive, Suite 107 Nashville, TN 37211	SAME	187-9-A-119 CO (Lot 119) 187-9-A-120 CO (Lot 120) 187-9-A-121 CO (Lot 121) 187-9-A-169 CO (Lot 169) 187-9-A-170 CO (Lot 170)

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, KIDDSROAD, LLC, a Tennessee Limited Liability Company, **"GRANTOR"**, has bargained and sold, and by these presents does transfer and convey unto Regent Homes, LLC, a Tennessee Limited Liability Company, **"GRANTEE"**, a certain tract or parcel of land in **Davidson County, State of Tennessee,** more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 119, 120, 121, 169 & 170, as shown on the plan of Burkitt Village, Phase 5, Section 1, of record as Instrument No. 20150210-0012343, Register's Office for Davidson County, Tennessee, to which plat reference is hereby given for more complete details.

Being a portion of the same property conveyed to KIDDSROAD, LLC, a Tennessee Limited Liability Company by Deed from Y & H, G.P., a Tennessee General Partnership of record as Instrument No. 20140410-0029850, 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 Grantor;
2. Matters shown on plan of record in Instrument No. 20150210-0012343, Register's Office for Davidson County, Tennessee.

3. Subject to Declaration of Covenants, Conditions and Restrictions for Burkitt Village of record as Instrument No. 20130717-0074035, in the Register's Office for Davidson County, Tennessee, together with the By-Laws for the Burkitt Village Homeowners Association, Inc., attached as Exhibit "C" therein to which reference is hereby made for more particulars as if copied verbatim, as amended by Instrument No. 20140310-0020071 and Instrument No. 20140814-0073542 and as made applicable to the subject property by Instrument No. 20150227-0017002, in said Register's Office.
4. Charter of the Burkitt Village Homeowners Association, Inc. of record as Instrument No. 20121213-0114972, Register's Office for Davidson County, Tennessee.
5. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record as Instrument No. 20121029-0098753, Register's Office for Davidson County, Tennessee.
6. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record as Instrument No. 20130724-0076308, Register's Office for Davidson County, Tennessee.
7. Grant of Easement and Agreements contained in Instrument No. 20140509-0039932, Register's Office for Davidson County, Tennessee.
8. Quitclaim Deed to Burkitt Village Homeowners' Association, Inc. for open space, of record in Instrument No. 20150227-0017001, Register's Office for Davidson County, Tennessee.
9. 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; and.

This property is also known as unimproved property(s) known as Lots 119, 120, 121, 169 & 170, Burkitt Village, Phase 5, Section 1, 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 GRANTEE, its successors 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 GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by or through GRANTOR, but not further or otherwise. 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 30, 2015.

KIDDSROAD, LLC, a Tennessee Limited Liability Company:

By:_____
Fred Yazdian
Title: President

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Fred Yazdian, 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 President of KIDDSROAD, LLC, a TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as President.

Witness my hand, at office, on March 30, 2015.

Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 7/2/18