Box 36

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150041511 DEEDWARRSP
Recvd: 05/28/15 15:04 4 pgs
Fees:23.00 Taxes:2442.00
20150528-0049353

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $660,000.00.

Affiant

Subscribed and sworn to me on May 27, 2015.

NOTARY PUBLIC

My commission expires: 1/2/18

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian, Esq.
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #28501SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Regent Homes, LLC 6901 Lenox Village Drive, Suite 107 Nashville, TN 37211	SAME ADDRESS AS NEW OWNER	187-010 (part of)

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, Y & H, G.P., a Tennessee Partnership (aka Y & H Tennessee Partnership), **"GRANTOR"**, has bargained and sold, and by these presents do 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:

Tract I

Being a 5.576 more or less acre tract of land lying in the 31st Councilmanic District of Davidson County, Tennessee, and being a portion of the property conveyed to Y & H, a Tennessee General Partnership, as evidenced by deed of record at Instrument No. 20051031-0131233, Register's Office Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point on the westerly margin of Alva Lane at its northerly terminus, as shown on the final plat of Burkitt Village, Phase One, Section Two, of record at Instrument No. 20141002-0012343, Register's Office Davidson County, Tennessee; Thence with the easterly line of an open space tract on said plan of Burkitt Village, Phase One, Section Two, North 09 Degrees 18 Minutes 40 Seconds East a distance of 88.67 feet to a point; Thence continuing with the common line of the herein-described tract and said plan of Burkitt Village, Phase One, Section Two, the following calls: North 74 Degrees 52 Minutes 10 Seconds West a distance of 201.52 feet to an iron pin; Thence North 56 Degrees 27 Minutes 40 Seconds West a distance of 84.06 feet to an iron pin; Thence North 51 Degrees 12 Minutes 01 Seconds East a distance of 187.26 feet to an iron pin; Thence North 38 Degrees 47 Minutes 59 Seconds West a distance of 120.00 feet to an iron pin; Thence with the easterly margin of Kirkwall Drive, North 51 Degrees 12 Minutes 01 Seconds East a distance of 204.76 feet to a point; Thence continuing, and with a curve to the left having a radius of 950.00 feet

through a central angle of 12 Degrees 37 Minutes 19 Seconds, an arc length of 209.28 feet, a chord bearing and distance of North 44 Degrees 53 Minutes 22 Seconds East, 208.85 feet to a point; Thence leaving said margin of Kirkwall Drive, and with a new line, severing said Y & H Property, the following eleven calls: South 51 Degrees 25 Minutes 18 Seconds East a distance of 166.11 feet to a point; Thence South 87 Degrees 44 Minutes 45 Seconds East a distance of 129.00 feet to a point; Thence South 02 Degrees 15 Minutes 15 Seconds West a distance of 227.04 feet to a point; Thence with a curve to the right having a radius of 801.00 feet through a central angle of 14 Degrees 46 Minutes 52 Seconds, an arc length of 206.64 feet, a chord bearing and distance of South 09 Degrees 38 Minutes 41 Seconds West, 206.07 feet to a point; Thence North 69 Degrees 28 Minutes 36 Seconds West a distance of 22.04 feet to a point; Thence with a curve to the right having a radius of 779.00 feet through a central angle of 01 Degrees 41 Minutes 47 Seconds, an arc length of 23.07, a chord bearing and distance of South 17 Degrees 47 Minutes 05 Seconds West, 23.07 feet to a point; Thence North 71 Degrees 22 Minutes 01 Seconds West a distance of 112.59 feet to a point; Thence South 73 Degrees 34 Minutes 51 Seconds West a distance of 144.97 feet to a point; Thence with a curve to the left having a radius of 225.00 feet through a central angle of 07 Degrees 00 Minutes 35 Seconds, an arc length of 27.53 feet, a chord bearing and distance of South 12 Degrees 48 Minutes 57 Seconds West, 27.51 feet to a point; Thence South 09 Degrees 18 Minutes 40 Seconds West a distance of 98.25 feet to a point; Thence North 80 Degrees 41 Minutes 20 Seconds West a distance of 50.00 feet to the Point of Beginning, containing 242,879 Square Feet or 5.576 Acres, more or less.

Tract II:

Being a 3.926 more or less acre tract of land lying in the 31st Councilmanic District of Davidson County, Tennessee, and being a portion of the property conveyed to Y & H, a Tennessee General Partnership, as evidenced by deed of record at Instrument No. 20051031-0131233, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin found at the most southwesterly corner of the Houston E. Hill property of record as Instrument No. 20041006-0120352, Register's Office Davidson County, Tennessee, said point being an interior corner of said Y & H Property; thence with the southerly line of said Hill Property, South 87 degrees 09 minutes 00 seconds East a distance of 299.72 feet to an iron pin; thence with a new line, severing said Y & H Property, the following thirteen calls: South 52 degrees 29 minutes 55 seconds West a distance of 437.73 feet to a point; thence North 16 degrees 50 minutes 23 seconds East a distance of 38.35 feet to a point; thence North 06 degrees 34 minutes 03 seconds East a distance of 25.68 feet to a point; thence North 80 degrees 18 minutes 53 seconds West a distance of 123.58 feet to a point; thence with a curve to the right having a radius of 925.00 feet through a central angle of 02 degrees 12 minutes 20 seconds, an arc length of 35.61 feet, a chord bearing and distance of South 10 degrees 47 minutes 17 seconds West, 35.60 feet to a point; thence North 75 degrees 12 minutes 31 seconds West a distance of 160.02 feet to a point; thence with a curve to the left having a radius of 801.00 feet through a central angle of 09 degrees 10 minutes 39 seconds, an arc length of 128.30 feet, a chord bearing and distance of North 06 degrees 50 minutes 35 seconds East, 128.16 feet to a point; thence North 02 degrees 15 minutes 15 seconds East a distance of 227.04 feet to a point; thence North 87 degrees 44 minutes 45 seconds West a distance of 20.00 feet to a point; thence North 02 degrees 15 minutes 15 seconds East a distance of 72.78 feet to a point; thence South 87 degrees 44 minutes 45 seconds East a distance of 181.00 feet to a point; thence South 02 degrees 15 minutes 15 seconds West a distance of 15.00 feet to a point; thence South 87 degrees 44 minutes 45 seconds East a distance of 140.00 feet to a point in the westerly line of the afore-said Houston E. Hill Property; thence with the westerly line of said Hill Property, South 02 degrees 15 minutes 15 seconds West a distance of 207.75 feet to the point of beginning, containing 171,020 square feet or 3.926 acres, more or less.

Being a portion of the same property conveyed to Y & H Tennessee Partnership, a Tennessee General Partnership by Deed dated October 27, 2005 from Gene H. Smith, of record as Instrument No. 20051031-0131233 in the Register's Office 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. 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 First Supplement of record as Instrument No. 20140310-0020071 and Amendments No. 2 recorded as Instrument No. 20140814-0073542, Register's Office for Davidson County, Tennessee.
3. Charter of the Burkitt Village Homeowners Association, Inc. of record as Instrument No. 20121213-0114972, Register's Office for Davidson County, Tennessee.
4. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record as Instrument No. 20121029-0098753, Register's Office for Davidson County, Tennessee.
5. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record as Instrument No. 20130724-0076308, Register's Office for Davidson County, Tennessee.
6. Grant of Easement to Global Signal Acquisitions, IV, LLC of record as Instrument No. 20140509-0039932, Register's Office for Davidson County, Tennessee.
7. 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 located at 5.576 +/- Proposed Phase 5, Section 2 Burkitt Village, Nolensville, TN 37135 & 3.926 +/- Proposed Phase 9, Section 1, Burkitt Village, 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 May 27, 2015.

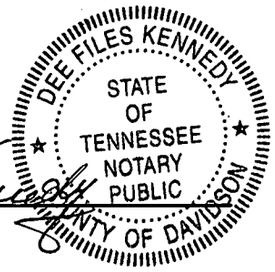
Y & H, G.P., a Tennessee General Partnership:

By: _____ MG.P.
Fred Yazdian
Title: Managing General Partner

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 Managing General Partner of Y & H, G.P., a TENNESSEE GENERAL PARTNERSHIP, the within named bargainor, and that he as such Managing General Partner executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as Managing General Partner.

Witness my hand, at office, on May 27, 2015.



Notary Public

My Commission Expires: 7/2/18