# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150073524 DEEDWARR
Recvd: 08/31/15 08:35 3 pgs
Fees:18.00 Taxes:676.73

20150831-0087729

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $182,900.00.

Affiant

Subscribed and sworn to me on August 28, 2015.

NOTARY PUBLIC

my commission exp: 10/18/16

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 #28340

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Dawn M. Kruis<br>8920 Sunnyfield Way<br>Nashville, TN 37211 | SAME AS NEW OWNER | 181-2-B-034CO |

**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 Dawn M. Kruis, an unmarried woman, 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. 34, as shown on the Final Plat of Sugar Valley Place, Section Three, of record as Instrument No. 20140807-0071357, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.
>
> Being part of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company, by Deed from SAF Properties, LLC, a Tennessee limited liability company, dated March 17, 2015, filed for record on March 25, 2015, in Instrument No. 20150325-0025773, as corrected by Scrivener's Affidavit of record in Instrument No. 20150819-0083735, 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 Instrument No. 20140807-0071357, in the Register's Office for Davidson County, Tennessee.

3. Right of Way Easement for Gulf Interstate Gas Company, of record in Book 2203, page 579, in said Register's Office.
4. General Warranty Deed executed by Gulf Interstate Gas Company to the Gulf Interstate Gas Company to the Columbia Gas Systems, Inc., of record in Book 2875, page 299, in the Register's Office for Davidson County, Tennessee.
5. Subject to Declaration of Covenants, Conditions and Restrictions and By-Laws of Sugar Valley Place of record as Instrument No. 20140228-0017500, as amended by Instrument No. 20141121-0107438, Register's Office for Davidson County, Tennessee.
6. Restrictive Covenants for Detached Structure of record as Instrument No. 20150320-0024317, in the 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.

This property is also known as improved property located at 8920 Sunnyfield Way, Nashville, TN 37211.

**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 August 28, 2015.

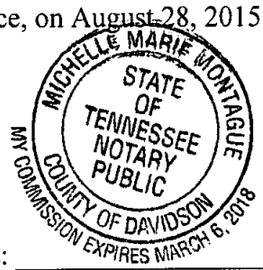
**REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY:**

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 August 28, 2015.




NOTARY PUBLIC

My Commission Expires: _____