BILL GARRETT, Davidson County
Trans:T20150074737 DEEDWARR
Recvd: 09/02/15 09:40 3 pgs
Fees:18.00 Taxes:1008.81
20150902-0089194

| **WARRANTY DEED** | STATE OF TENNESSEE, COUNTY OF DAVIDSON<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $272,650.00.<br><br>Affiant<br><br>Subscribed and sworn to me on August 31, 2015.<br><br>NOTARY PUBLIC<br><br>PATRICK H. POOLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.<br><br>NOTARY PUBLIC<br>Patrick H. Poole<br>My Commission Expires<br>July 3, 2017<br>STATE OF TENNESSEE |
|---|---|

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #28502SP

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Christina C. Phipps<br>3128 Celt Alley<br>Nolensville, TN 37135 | People's Home Equity, Inc.<br>2494 N. Mount Juliet Road, Suite 500<br>Mount Juliet, TN 37122 | 187-5-A-101CO |

**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 Christina C. Phipps, 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. 101, as shown on the plan of Burkittt Springs, Phase 1B, of record as Instrument No. 20140722-0064833, Register's Office for said County.
>
> Being part of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company, by Quitclaim Deed from McGowan Investments, Inc., a Tennessee corporation, dated July 11, 2013, filed for record on July 15, 2013, in Instrument No. 20130715-0073072, in the Register's Office for Davidson County, Tennessee.
>
> Also being part of the same property conveyed to McGowan Investments, Inc., a Tennessee corporation, by Warranty Deed from Turner Farms, LLC, a Tennessee limited liability company, of record in Instrument No. 20121231-0120692, 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. Matters shown on plan of record in Instrument No. 20140722-0064833, Register's Office for Davidson County, Tennessee.
3. Subject to Declaration of Restrictive and Covenants for Stormwater Facilities and Systems recorded as Instrument No. 20130514-0048379, in said Register's Office.
4. NOTE: The land has been classified as Greenbelt for tax assessment, levy and collection purposes, and may be subjected to substantial roll back taxes as defined in Tennessee Code Annotated, Section 67-5-1001, et seq.
5. All matters set forth in the Declaration of Covenants, Conditions and Restrictions for Burkitt Springs, of record in Instrument No. 20140110-0002949, said Register's Office and to which reference is hereby made for more particulars as if copied verbatim.
6. 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 3128 Celt Alley, 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, 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 31, 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 31, 2015.

NOTARY PUBLIC

My Commission Expires: _____

