(1)
Box 36

BILL GARRETT, Davidson County
Trans:T20150084164 DEEDWARR
Recvd: 10/02/15 13:34 2 pgs
Fees:13.00 Taxes:1950.29
20151002-0100590

RECORD & RETURN TO:
FILE BOX 36, Davidson County

WARRANTY DEED

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

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

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $527,106.50.

Affiant

Subscribed and sworn to me on September 25, 2015.

NOTARY PUBLIC

My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian, Esq.
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #28885SP

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	104-11-049

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, McGowan Family Limited Partnership, a Tennessee Limited Partnership, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Regent Homes, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTEE,"** its successors 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. 33 on the Plan of the Burch Homestead, as of record in Book 57, page 149, Register's Office for Davidson County, Tennessee.

Said Lot No. 33 fronts 50 feet on the northerly side of Acklen, formerly Burch Avenue and runs back between parallel lines 162 feet to an alley.

Being a portion of the same property conveyed to McGowan Family Limited Partnership, a Tennessee Limited Partnership by Deed dated July 24, 2015 from Gregory Joseph Lammert aka Gregory J. Lammert of record in Instrument No. 20150727-0073661, in the 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 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 located at 2116 Acklen Ave., Nashville, TN 37203.

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 said GRANTEE, its successors 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 my hand this 25th day of September, 2015.

McGowan Family Limited Partnership,
a Tennessee Limited Partnership

By: McGowan Investments, Inc., a
Tennessee Corporation,
its General Partner

By: _____
David C. McGowan, Jr., President

STATE OF TENNESSE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for the state and county aforesaid, David C. McGowan, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of McGowan Investments, Inc., which entity is a General Partner of McGowan Family Limited Partnership, a Tennessee limited partnership, 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 corporation as General Partner in his capacity as President of McGowan Investments, Inc.

Witness my hand, at office, on September 25, 2015.

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

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

_____
NOTARY PUBLIC