(1)
Box 36

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160007222 DEEDWARRSP
Recvd: 01/27/16 15:03 4 pgs
Fees:23.00 Taxes:2682.50
20160127-0007989

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $725,000.00

Affiant

Subscribed and sworn to me on January 26, 2016.

NOTARY PUBLIC

My commission expires: 5/6/19

RICHARD W. SEBASTIAN NOTARY EXPIRES TENNESSEE MAY 6, 2019 PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian, Esq.
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29113SP

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	187-185 (part of) 187-010 (part of)

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, Y & H, G.P., a Tennessee Partnership (aka Y & H Tennessee Partnership), **"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:

Tract I

Being a 4.117 more or less acre tract of land lying in the 31st Councilmanic District of Davidson County, Tennessee, according to a legal prepared by Anderson, Delk, Epps & Associates, Inc., 618 Grassmere Park Drive, Suite 4 Nashville, Tennessee 37211, and being the same property conveyed to Y & H G.P., a Tennessee General Partnership, as evidenced by deed of record at Instrument No. 20140609-0049948, Register's Office Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the northerly margin of Tidmarsh Street at its easterly terminus, said point being the most southeasterly corner of a 30 foot wide landscape buffer as shown on the plan of Burkitt Springs, Phase 2, of record at Instrument No. 20150205-0011089, Register's Office Davidson County, Tennessee; Thence with the easterly line of said landscape buffer, North 04 Degrees 45 Minutes 01 Seconds East a distance of 313.23 feet to a point; Thence continuing North 07 Degrees 52 Minutes 38 Seconds East a distance of 20.09 feet to a point; Thence continuing North 04 Degrees 37 Minutes 43 Seconds East a distance of 0.82 feet to an iron pin found at the most southwesterly corner of the Patricia C. Smith Property of record at Instrument No. 20020827-0103556, Register's Office Davidson County, Tennessee; Thence with the southerly line of said Smith Property, South 83 Degrees 48 Minutes 46

Seconds East a distance of 396.03 feet to an iron pin (old) in the westerly line of the Y & H Tennessee Partnership property of record at Instrument No. 20051031-013233, Register's Office Davidson County, Tennessee; Thence with the westerly line of said Y & H Property, the following three calls: South 19 Degrees 22 Minutes 27 Seconds West a distance of 351.30 feet to a point; Thence South 42 Degrees 03 Minutes 35 Seconds West a distance of 178.46 feet to a point; Thence South 46 Degrees 49 Minutes 18 Seconds West a distance of 226.34 feet to a point; Thence North 82 Degrees 12 Minutes 46 Seconds West a distance of 53.40 feet to a point in the westerly line of the afore-said plan of Burkitt Springs, Phase One; Thence with said line of Burkitt Springs, North 05 Degrees 53 Minutes 53 Seconds East a distance of 242.33 feet to a point; Thence continuing North 04 Degrees 45 Minutes 01 Seconds East a distance of 80.59 feet to the point of beginning, containing 179,334 Square Feet or 4.117 Acres, more or less.

Being a part of the same property conveyed to Y & H, G.P., a Tennessee General Partnership by Deed from Gene H. Smith and wife, Patricia C. Smith, of record as Instrument No. 20140609-0049948, Register's Office for Davidson County, Tennessee.

Tract II:

Being a 8.053 more or less acre tract of land lying in the 31st Councilmanic District of Davidson County, Tennessee, according to a legal prepared by Anderson, Delk, Epps & Associates, Inc., 618 Grassmere Park Drive, Suite 4, Nashville, Tennessee 37211 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 an iron pin set on the westerly margin of Kirkwall Drive, said point being the most northeasterly corner of Lot 288 on the plan of Burkitt Village, Phase One, Section Two, of record at Instrument No. 20141002-0090861, Register's Office Davidson County, Tennessee; Thence with the northerly line of said Lot 289, North 62 Degrees 52 Minutes 56 Seconds West a distance of 134.93 feet to a point; Thence with the westerly line of said plan of Burkitt Village, Phase One, Section Two, The following six calls: South 26 Degrees 27 Minutes 52 Seconds West a distance of 75.77 feet to a point; Thence South 37 Degrees 14 Minutes 28 Seconds West a distance of 165.06 feet to a point; Thence South 51 Degrees 12 Minutes 01 Seconds West a distance of 428.46 feet to a point; Thence North 38 Degrees 47 Minutes 59 Seconds West a distance of 10.00 feet to a point; Thence South 51 Degrees 12 Minutes 01 Seconds West a distance of 103.17 feet to a point; Thence North 84 Degrees 40 Minutes 38 Seconds West a distance of 177.47 feet to a point in the easterly line of Burkitt Springs, Phase One, of record at Instrument No. 20140115-0004012, Register's Office Davidson County, Tennessee; Thence with the easterly line of Burkitt Springs, Phase One, North 05 Degrees 19 Minutes 22 Seconds East a distance of 330.61 feet to point; Thence with the southeasterly line of the Y & H G.P. Property of record at Instrument No. 20140609-0049948, Register's Office Davidson County, Tennessee, the following four calls: South 82 Degrees 12 Minutes 46 Seconds East a distance of 54.80 feet to a point; Thence North 46 Degrees 49 Minutes 18 Seconds East a distance of 226.34 feet to a point; Thence North 42 Degrees 03 Minutes 35 Seconds East a distance of 178.46 feet to a point; Thence North 19 Degrees 22 Minutes 27 Seconds East a distance of 148.46 feet to a point; Thence with a new line, severing said Y & H Property, the following calls: South 74 Degrees 23 Minutes 49 Seconds East a distance of 202.61 feet to a point; Thence with a curve to the left having a radius of 590.00 feet through a central angle of 3 Degrees 53 Minutes 27 Seconds, an arc distance of 40.07, a chord bearing and distance of North 13 Degrees 39 Minutes 27 Seconds East, 40.06 feet to a point; Thence South 78 Degrees 17 Minutes 17 Seconds East a distance of 50.00 feet to a point; Thence with a curve to the left having a radius of 25.00 feet through a central angle of 85 Degrees 17 Minutes 56 Seconds, an arc distance of 37.22 feet, a chord bearing and distance of South 30 Degrees 56 Minutes 15 Seconds East, 33.88 feet to a point; Thence South 73 Degrees 35 Minutes 13 Seconds East a distance of 168.54 feet to a point; Thence with a curve to the left having a radius of 64.50 feet through a central angle of 96 Degrees 10 Minutes 05 Seconds, an arc distance of 108.26 feet, a chord bearing and distance of North 58 Degrees 19 Minutes 45 Seconds East, 95.99 feet to a point; Thence South 79 Degrees 45 Minutes 17 Seconds East a distance of 55.00 feet to a point; Thence with a curve to the left having a radius of 952.50 feet through a central angle of 00 Degrees 13 Minutes 01

Seconds, an arc distance of 3.61 feet, a chord bearing and distance of South 10 Degrees 21 Minutes 13 Seconds East, 3.61 feet to a point; Thence with a curve to the left having a radius of 81.50 feet through a central angle of 87 Degrees 06 Minutes 26 Seconds, an arc distance of 123.91 feet, a chord bearing and distance of South 33 Degrees 05 Minutes 29 Seconds East, 112.31 feet to a point; Thence South 13 Degrees 21 Minutes 18 Seconds West a distance of 50.00 feet to a point; Thence with a curve to the left having a radius of 625.00 feet through a central angle of 00 Degrees 46 Minutes 00 Seconds, an arc distance of 8.36 feet, a chord bearing and distance of North 76 Degrees 15 Minutes 42 Seconds West, 8.36 feet to a point; Thence with a curve to the left having a radius of 86.50 feet through a central angle of 81 Degrees 33 Degrees 53 Seconds, an arc distance of 123.14 feet, a chord bearing and distance of South 63 Degrees 20 Minutes 22 Seconds West, 113.00 feet to a point; Thence with a curve to the right having a radius of 950.00 feet through a central angle of 4 Degrees 33 Minutes 39 Seconds, an arc distance of 75.62 feet, a chord bearing and distance of South 24 Degrees 50 Minutes 15 Seconds West, 75.60 feet to a point; Thence North 62 Degrees 52 Minutes 56 Seconds West a distance of 50.00 feet to the point of beginning, containing 350,809 Square Feet or 8.053 Acres, more or less.

Being a part of the same property conveyed to Y & H Tennessee Partnership, a Tennessee General Partnership by Deed from Gene H. Smith, of record as Instrument No. 20151031-0131233, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. 2016 Davidson County taxes which have been prorated by the parties and assumed by the Grantee as to Tract I and assumed by the Grantor as to Tract II;
2. Subject to Sanitary Sewer Easement of record in Instrument No. 20051031-0131232, Register's Office for Davidson County, Tennessee (Tract I).
3. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record as Instrument No. 20150622-0059212, Register's Office for Davidson County, Tennessee (Tract I).
4. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record as Instrument No. 20150626-0061523, Register's Office for Davidson County, Tennessee (Tract II).
5. 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 12.17 +/-, proposed Phase 3, 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 my hand on January 26, 2016.

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

By: _____
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 January 26, 2016.

_____
Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 7/2/18