(1)
Box 36

BILL GARRETT, Davidson County
Trans:T20160013571 DEEDWARR
Recvd: 02/18/16 14:07 3 pgs
Fees:18.00 Taxes:2164.50
20160218-0015564

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 $585,000.00.

Affiant

Subscribed and sworn to me on February 16, 2016.

NOTARY PUBLIC

My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29148.PFD

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	187-009 (PO)

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, McGowan Investments, Inc., a Tennessee Corporation, 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:

SEE EXHIBIT "A" ATTACHED HERETO.

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

1. 2016 Davidson County Taxes which have been assumed by the Grantee.
2. Subject to Declaration of Restrictive and Covenants for Stormwater Facilities and Systems recorded as Instrument No. 20130514-0048379 in said Register's Office.
3. 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 unimproved property located at Proposed Phase 4B, Burkitt Springs Subdivision, 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 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 16th day of February, 2016.

McGowan Investments, Inc., a Tennessee Corporation

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

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared David C. McGowan, Jr., 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 President of McGowan Investments, Inc., a Tennessee Corporation, 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 by himself as President.

Witness my hand, at office, on February 16, 2016.

_____
NOTARY PUBLIC

My Commission Expires: _____

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

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

EXHIBIT "A"

LEGAL DESCRIPTION FOR
PROPOSED PHASE 4B OF BURKITT SPRINGS
METRO NASHVILLE, DAVIDSON COUNTY TENNESSEE

BEING A CERTAIN TRACT OF LAND SITUATED IN THE 31ST COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND A PORTION OF THE LANDS CONVEYED TO MCGOWAN INVESTMENTS, LLC BY DOCUMENT # 20121231-0120692, AS RECORDED IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY (R.O.D.C.) ACCORDING TO A LEGAL DESCRIPTION PROVIDED BY HARRAH & ASSOCIATES, 504 AUTUMN COURT, SUITE B-15, FRANKLIN, TN 37067 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF BURKITT SPRINGS PHASE 4A AS RECORDED IN DOC# 201512030121974 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY (R.O.D.C.); THENCE WITH THE NORTH LINE OF SAID PHASE 4A , NORTH 83°55'59" WEST, 93.52 FEET TO THE NORTHWEST CORNER OF SAID PHASE 4A AND A POINT ON THE LINE OF BURKITT SPRINGS PHASE 2 AS RECORDED IN DOC# 201502050011089 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY (R.O.D.C.); THENCE LEAVING SAID PHASE 4A AND WITH SAID PHASE 2 AND THE RIGHT OF WAY OF WESTCOTT LANE (50') ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 24.66 FEET, A CENTRAL ANGLE OF 102°50'02", A LENGTH OF 44.25 FEET WITH A CHORD BEARING NORTH 33°29'47" WEST, 38.55 FEET TO A POINT; THENCE, NORTH 17°55'14" EAST, 12.83 FEET TO A POINT; THENCE, NORTH 20°21'30" EAST, 116.39 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 328.00 FEET, A CENTRAL ANGLE OF 15°09'45", A LENGTH OF 86.80 FEET WITH A CHORD BEARING NORTH 12°12'35" EAST, 86.55 FEET TO A POINT; THENCE, NORTH 04°37'43" EAST, 23.37 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91°23'04", A LENGTH OF 39.87 FEET WITH A CHORD BEARING NORTH 50°19'15" EAST, 35.78 FEET TO A POINT ON THE SOUTH EDGE OF A DEDICATED R.O.W. FOR BURKITT ROAD; THENCE WITH SAID DEDICATED R.O.W., SOUTH 83°59'13" EAST, 50.88 FEET TO A POINT; THENCE, S85°13'21" EAST, 293.87 FEET TO A POINTON THE EASETERLY LINE OF THE ORIGINAL TRACT LINE OF WHICH THIS IS A PART. THENCE WITH SAID ORIGINAL TRACT LINE, SOUTH 04°37'43" WEST, 872.01 FEET TO A POINT; THENCE, SOUTH 07°52'38" WEST, 20.09 FEET TO A POINT; THENCE, SOUTH 04°45'01" WEST, 121.52 FEET TO A POINT MARKING THE NORTHEAST CORNER OF BURKITT SPRINGS PHASE 2; THENCE LEAVING THE ORIGINAL EASTERLY TRACT LINE AND WITH THE LINE OF SAID PHASE 2, NORTH 85°20'45" WEST, 30.00 FEET TO A POINT; THENCE, NORTH 85°20'45" WEST, 112.84 FEET TO A POINT; THENCE, NORTH 04°37'43" EAST, 20.22 FEET TO A POINT; THENCE, NORTH 85°22'17" WEST, 50.00 FEET TO A POINT; THENCE, NORTH 85°22'17" WEST, 105.65 FEET TO A POINT; THENCE, NORTH 04°37'43" EAST, 47.70 FEET TO THE SOUTHEAST CORNER OF THE AFORESAID PHASE 4A; THENCE LEAVING SAID PHASE 2 AND WITH THE EAST LINE OF SAID PHASE 4A, NORTH 04°37'43" EAST, 619.76 FEET TO A POINT ON THE SOUTH SIDE OF A PROPOSED ROAD; THENCE, NORTH 06°04'01" EAST, 36.50 FEET TO THE POINT AT THE WEST SIDE OF PROPOSED ROAD AND THE POINT OF BEGINNING.

CONTAINING 7.490 ACRES, MORE OR LESS.

BEING A PORTION THE SAME PROPERTY CONVEYED MCGOWAN INVESTMENTS, INC., A TENNESSEE CORPORATION BY DEED FROM TURNER FARMS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20121231-0120692, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.