WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160042654 DEEDWARR
Recvd: 05/20/16 13:54 3 pgs
Fees: 18.00 Taxes: 1407.44
20160520-0050866

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $380,390.00.

Affiant

Subscribed and ~~sworn~~ to me on May 18, 2016.

NOTARY PUBLIC

PATRICK H. POOLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Patrick H. Poole
My Commission Expires
July 3, 2017
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 #29054CDF

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Roger D. Osborne Greta Osborne 3145 Long Boulevard Nashville, TN 37203	Quicken Loans 658 Woodward Avenue Detroit, MI 48226	104-023L-005CO

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, Regent Homes, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Roger D. Osborne and Greta Osborne, his wife, joint tenants with full rights of survivorship, hereinafter called **"GRANTEES,"** their 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 Unit 5, as established by the Declaration of Covenants, Conditions and Restrictions for Mason Rowhouses, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20150728-0074250, in the Register's Office for Davidson County, Tennessee.
>
> Being part of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company, by Quitclaim Deed from McGowan Family Limited Partnership, a Tennessee limited partnership, dated July 20, 2015, filed for record on July 24, 2015, in Instrument No. 20150724-0072967, in the Register's Office for Davidson County, Tennessee.

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

1. 2016 Davidson and Nashville taxes which have been prorated by the parties and assumed by the Grantees.
2. All matters set forth in the Declaration of Covenants, Conditions and Restrictions for Mason Rowhouses, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150728-0074250, Register's Office for Davidson County, Tennessee, and to which reference is hereby made as if copied verbatim.
3. Charter of The Mason Rowhouses Homeowners Association of record in Instrument No. 20150728-0074249 together with the By-Laws of record as Exhibit "C" of Instrument No. 20150728-0074250, Register's Office for Davidson County, Tennessee.
4. 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 3145 Long Boulevard, 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 GRANTEES, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES 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 GRANTEES, their 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 May 18, 2016.

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 May 18, 2016.

NOTARY PUBLIC

My Commission Expires: _____

