Davidson County DEEDWARR
Recvd: 06/27/16 13:57 3 pgs
Fees:18.00 Taxes:897.43
20160627-0065429

WARRANTY DEED

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $242,549.00.

Affiant

Subscribed and sworn to me on June 23, 2016.

NOTARY PUBLIC

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

FRW 163882

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Paul L. Gilliam Virginia V. Gilliam ~~5557 Prada Drive~~ ~~Brentwood, TN 37027~~ 9136 Demery Ct Brentwood TN 37027	Paul L. Gilliam Virginia V. Gilliam 9136 Demery Ct Brentwood, Tn 37027	181-10-E-032CO

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 Paul L. Gilliam and Virginia V. Gilliam, husband and wife, 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 Lot No. 32 on the Plan of High Point, Phase 2, Section 2, as of record in Instrument No.: 20140821-0076394, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> BEING part of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company, by Warranty Deed from Regent Highpoint, LLC, a Tennessee limited liability company, dated June 19, 2015 and recorded on July 9, 2015, of record in Instrument No.: 20150709-0066814, 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 Grantees.
2. Matters shown on Plan of record in Instrument No.: 20140821-0076394, Register's Office for Davidson County, Tennessee.
3. A non-exclusive Access Easement crossing portion of Highpoint Investors, LLC property, shown in vesting Deed of record in Instrument No.: 20080214-0014939, Register's Office for Davidson County, Tennessee.

4. Inspection and Maintenance Agreement for Private Stormwater Management Facilities, of record in Instrument No.: 20090309-0020470, Register's Office for Davidson County, Tennessee.
5. Easement for Detention/Water Quality Ponds, Water Quality Unit, Storm Drainage and/or Appurtances, of record in Instrument No.: 20090309-0020488, Register's Office for Davidson County, Tennessee.
6. Grant of Easement to Comcast of Nashville I, LLC, as of record in Instrument No.: 20090714-0065912, Register's Office for Davidson County, Tennessee.
7. Easement for Detention/Water Quality Ponds, Water Quality Unit, Storm Drainage and/or Appurtances, of record in Instrument No.: 20090309-0020517, Register's Office for Davidson County, Tennessee.
8. Easement for Sanitary Sewers, Water Line and Appurtenances, of record in Instrument No.: 20110411-0027748, Register's Office for Davidson County, Tennessee.
9. Obligations set forth in the Sanitary Sewers, Drainage, Flow and Appurtenances Agreement, as of record in Instrument No.: 20090805-0073466, Register's Office for Davidson County, Tennessee.
10. Charter of High Point Homeowners' Association, Inc., of record in Instrument No.: 20100113-0003233, Register's Office for Davidson County, Tennessee.
11. Subject to Declaration of Covenants, Conditions and Restrictions for High Point, of record in Instrument No.: 20110603-0042709 and revised in Instrument No.: 20120119-0005431, Instrument No.: 201182818, Instrument No.: 20130820-0087853, Instrument No.: 20140808-0071500 and Instrument No.: 20150622-0059582, Register's Office for Davidson County, Tennessee.
12. 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 5557 Prada Dr., Brentwood, TN 37027.

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 June 23, 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 June 23, 2016.

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires 4-24-2018