BILL GARRETT, Davidson County
Trans:T20160056414 DEEDWARR
Recvd: 07/01/16 11:12 3 pgs
Fees:18.00 Taxes:1448.55
20160701-0067605

WARRANTY DEED	STATE OF TENNESSEE, COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $391,500.00 Affiant Subscribed and sworn to me on June 30, 2016. NOTARY PUBLIC 9-11-17

AMY DIETERLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29482

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Matthew Dragstrem Elizabeth W. Crook 3140 Belwood Street Nashville, TN 37203	New owner	104-023-L-010CO

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 Matthew Dragstrem and Elizabeth W. Crook, 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 10 as established by the Declaration of Covenants, Conditions and Restrictions for Mason Rowhouses, a Horizontal Property Regime with Private Elements, as of record in Instrument No.: 20150728-0074250, Register's Office for Davidson County, Tennessee. Said Unit also being shown as part of Exhibit "B" therein.
>
> BEING part of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company, by Warranty Deed from McGowan Family Limited Partnership, a Tennessee limited liability company, dated July 20, 2014 and recorded on July 24, 2015, of record in Instrument No.: 20150724-0072967, 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. 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, to which reference is hereby made as if copied verbatim.

3. Charter of the Mason Rowhouse Homeowners' Association, of record in Instrument No.: 20150728-0074249, together with the By-Laws of record as Exhibit "C" of record in 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 3140 Belwood Street, 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 June 30, 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 30, 2016.

NOTARY PUBLIC

My Commission Expires: _____

MICHELLE MARIE MONTAGUE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 6, 2018

AFFIDAVIT AS TO LIENS AND ENCUMBRANCES

On June 30, 2016, before me personally appeared Richard W. Sebastian, Authorized Representative of Regent Homes, LLC, Owners(s) / heirs of property and/or General Contractor, to me personally known, who being duly sworn on (his-their) oath(s), did say that all of the persons, firms and corporations, including the general contractor and all subcontractors who have furnished services, labor or materials according to plans and specifications, or extra items, used in the construction or repair of buildings and improvements on the real estate hereinafter described, have been paid in full and that such work has been fully completed and accepted by the owner.

Affiant further says that no claims have been made to Affiant by, nor is any suit now pending on behalf of any contractor, subcontractor, laborer or materialman, and further that no chattel mortgages, conditional bills of sale, retention of title agreements, security agreements, financing statements, or personal property leases have been given or are outstanding as to any fixtures, appliances, or equipment which are now installed in or upon said real property, or the improvements thereon.

Affiant further says that there are no outstanding deeds of trust, mortgages, judgment liens, mechanics or materialmens liens filed of record or unfiled claims or any other liens or encumbrances of any kind except as follows:

Partial release of Deed of Trust , Assignment of Rents and Leases, Security Agreement and Financing Statement executed by Regent Homes, LLC, a Tennessee limited liability company to William Glaus, Trustee, dated 7/23/15, of record on 7/24/15 in Instrument No. 20150724-0072968, Register's Office for Davidson County, Tennessee, in favor of Bank of Nashville, a division of Synovus Bank in the original amount of $2,273,700.00, must be recorded in the Register's Office for Davidson County, Tennessee.

Affiant on behalf of said Owner of Property and/or General Contractor does for a valuable consideration hereby agree and guarantee to hold **ORTALE, KELLEY, HERBERT & CRAWFORD AND** (By reason of the fact that it has issued its title insurance policies), harmless against any liens, claims or suit of or by any general contractor, subcontractor, mechanic or materialman, and against chattel mortgages, conditional bills of sales, retention of title agreements, security agreements, financing statements, or personal property leases in connection with the construction, repair or sale of such building or improvements on said real estate.

The real estate and improvements referred to herein are situated in the County of Davidson, State of Tennessee, and are described as follows, to-wit: 3140 Belwood Street, Nashville, TN 37203.

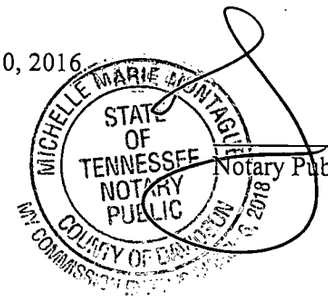
Regent Homes, LLC, a
Tennessee Limited Liability Company:

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 30, 2016.



_____ Notary Public