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WARRANTY DEED BILL GARRETT, Davidson County Trans:T20160056551 DEEDWARR Recvd: 07/01/16 13:56 3 pgs Fees:18.00 Taxes:856.74 20160701-0067868	STATE OF TENNESSEE) COUNTY OF DAVIDSON) THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $231,550.00. Affiant Subscribed and sworn to me on June 30, 2016. NOTARY PUBLIC RICHARD W. SEBASTIAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 05/08/2019

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

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Richard C. Hare Tracy A. Hare 744 Westcott Lane Nolensville, TN 37135	SAME ADDRESS AS NEW OWNER	187-5-A-068CO

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 Richard C. Hare and Tracy A. Hare, 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. 68 on the Plan of Burkitt Springs, Phase Two, as of record in Instrument No.: 20150205-0011089, 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 Quitclaim Deed from McGowan Investments, Inc., a Tennessee corporation, dated July 11, 2013, and recorded on July 15, 2013, of record in Instrument No.: 20130715-0073072, 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 Nolensville taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to Declaration of Restrictive Covenants for Stormwater Facilities and Systems, recorded in Instrument No.: 20130514-0048379, Register's Office for Davidson County, Tennessee.
3. All matters set forth in the Declaration of Covenants, Conditions and Restrictions for Burkitt Springs, as of record in Instrument No.: 20140110-0002949 and as amended by the First Supplement

of record in Instrument No.: 20150908-0091208 and Second Supplement of record in Instrument No.: 20160126-0007545, said Register's Office and to which reference is hereby made for a more particular as if copied verbatim.

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 744 Westcott Lane, 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 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: 11-6-17

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017