WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160061078 DEEDWARR
Recvd: 07/15/16 16:00 2 pgs
Fees:13.00 Taxes:990.03
20160715-0073153

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $267,575.00.

Affiant

Subscribed and sworn to me on July 15, 2016.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires 9-11-2017

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29274SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Lindsey Bloodworth 760 Westcott Lane Nolensville, TN 37135	SAME AS NEW OWNER	187-5-A-060.00 CO

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 **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Lindsey Bloodworth, an unmarried person, 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. 60 on the Plan of Burkitt Springs, Phase 4A, as of record in Instrument No. 20151203-0121974, 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 a 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, of record as Instrument No. 20151218-0127564, as re-recorded as Instrument No. 20151229-030538 and Instrument No. 20160119-0005182, 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 and Nolensville City taxes which have been paid by the Grantor and prorated by the parties OR which have been prorated by the parties and assumed by the Grantee(s).
2. 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. 2015908-0091208, and Second Supplement of record in Instrument No. 20160126-0007545, Register's Office for Davidson County, Tennessee.

3. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, of record in Instrument No.: 20130514-0048379, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 760 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 GRANTORS does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS does further covenant and bind themselves, their heirs 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 my/our hand(s) this 15th day of July, 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 and official seal on July 15, 2016.

June E. Rowell
NOTARY PUBLIC

My Commission Expires: 1-9-18

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
June E. Rowell
My Commission Expires
January 9, 2018
STATE OF TENNESSEE