WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160063417 DEEDWARR
Recvd: 07/22/16 15:07 3 pgs
Fees:18.00 Taxes:1513.30
20160722-0075908

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $409,000.00.

Veronica 8/4/19
Affiant

Subscribed and sworn to me on July 21, 2016.

NOTARY PUBLIC

RICHARD W. SEBASTIAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 05/06/2019

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29577SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Veronica Shyla Mathew Royce Abraham 3300 Harriett Park Drive Nashville, TN 37211	F&M Bank 50 Franklin Street Clarksville, TN 37040	172-10-C-001CO

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 Veronica Shyla Mathew and Royce Abraham, wife and husband, 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. 1, as shown on the Final Plat of Parkside Subdivision, of record as Instrument No. 20140613-0051708, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.
>
> Being part of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company, by Deed from Regent Parkside, LLC, a Tennessee limited liability company, dated October 8, 2013, filed for record on October 9, 2013, in Instrument No. 20131009-0106144, 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 County taxes which have been prorated by the parties and assumed by the Grantees.
2. Matters shown on plan of record as Instrument No. 20140613-0051708, Register's Office for Davidson County, Tennessee.

3. The land has been classified as Greenbelt for tax assessment, levy and collection purposes, and may be subject to substantial rollback taxes as defined in Tennessee Code Annotated, Section 67-5-1001, et. seq. See application for Greenbelt Assessment-Agricultural of record in Book 9474, page 906, in the Register's Office for Davidson County, Tennessee.
4. All matters as set forth in the Declaration of Covenants, Conditions and Restrictions for Parkside, of record as Instrument No. 20140502-0037607, Register's Office for Davidson County, Tennessee, and to which reference is hereby made as if copied verbatim.
5. Charter of the Parkside Homeowners' Association, Inc., of record as Instrument No. 20140502-0037606, in the Register's Office for Davidson County, Tennessee.
6. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20130904-0093193, in the Register's Office for Davidson County, Tennessee.
7. Easement for Sanitary Sewers and Appurtenances of record in Instrument No. 20130917-0097738, in the Register's Office for Davidson County, Tennessee.
8. 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 3300 Harriett Park Drive, Nashville, TN 37211.

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 July 21, 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 July 21, 2016.

NOTARY PUBLIC

My Commission Expires: _____

