Rudy

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160065403 DEEDWARR
Recvd: 07/29/16 12:38 2 pgs
Fees:13.00 Taxes:1046.36
20160729-0078411

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $282,800.00.

Affiant

Subscribed and sworn to me on July 22, 2016.

NOTARY PUBLIC
my commission expires 10/18/16

DANA DELWORTH 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 #29398SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
William Anderson Charlotte Anderson 764 Westcott Lane Nolensville, TN 37135	new owner	187-5-A-058CO

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 William M. Anderson and Charlotte L. Anderson, 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. 58 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 part of the same property covneyed to Regent Homes, LLC, a Tennessee limited liability company, by Deed from McGowan Investments, Inc., a Tennesse corporation, dated December 17, 2015 and recorded on December 18, 2015, of record in Instrument No.: 20151218-0127564 and as re-recorded in Instrument No.: 20151229-0130538 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 City of Nolensville taxes which have been prorated by the parties and assumed by the Grantees.
2. The Plan of record in Instrument No.: 20151203-0121974, Register's Office for Davidson County, Tennessee.
3. Declaration of Restrictions and Covenants for Storm water Facilities and Systems, of record in Instrument No.: 20130514-0048379, Register's Office for Davidson County, Tennessee.

4. All matters set forth in the Declaration of Covenants, Conditions and Restrictions for Burkitt Springs, of record in Instrument No.: 20140110-0002949, as amended by the First Supplement of record in Instrument No.: 20150908-0091208 and Second Supplement of record in Instrument No.: 20160126-0007545, Register's Office for Davidson County, Tennessee.
5. 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 764 Westcott Ln., 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 July 22, 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 22, 2016.

Angela G. Batson
NOTARY PUBLIC

My Commission Expires: 11-6-17

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