Box 36
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WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $230,000.00.

Affiant

Subscribed and sworn to me on September 2, 2016.

NOTARY PUBLIC

BOBBIE COOPER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES JULY 06, 2020

BILL GARRETT, Davidson County
Trans: T20160078868 DEEDWARR
Recvd: 09/08/16 13:53 2 pgs
Fees: 13.00 Taxes: 851.00
20160908-0094692

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29787

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Regent Homes, LLC 6901 Lenox Village Drive, Ste. 107 Nashville, TN 37211	SAME ADDRESS AS NEW OWNER	083-4-205

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, McGowan Investments, Inc., a Tennessee Corporation, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Regent Homes, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTEE,"** its successors 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 No. A & B as set forth in the Declaration of Covenants, Conditions and Restrictions for 1206 Rosebank Court Homes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160812-0084223 in the Register's Office for Davidson County, Tennessee. Reference is hereby made to the site plan attached as Exhibit "B" of said Declaration for a more complete identification and description of said Units.

Being the same property conveyed to McGowan Investments, Inc., a Tennessee Corporation by Deed from Terry L. McDowell and Renee M. McDowell, a married couple, of record in Instrument No. 20160624-0064910, in the Register's Office of 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 assumed by the Grantee.
2. Matters shown on plan of record in Plat Book 2133, page 38, in the Register's Office for Davidson County, Tennessee.

3. All matters set forth in the Declaration of Covenants, Conditions and Restrictions for 1206 Rosebank Court Homes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160812-0084223, Register's Office for Davidson County, Tennessee, and to which reference is hereby made as if copied verbatim.
4. Charter of 1206 Rosebank Court Homes Homeowners Association of record in Instrument No. 20160812-0084221 and amended in Instrument No. 20160812-0084222 together with the By-Laws of record as Exhibit "C" of Instrument No. 20160812-0084223, 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 property known as 1206 A & B Rosebank Court, Nashville, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE 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 and heirs, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 hand on September 2, 2016.

McGowan Investments, Inc.,
a Tennessee Corporation

BY:_____
David C. McGowan, Jr., President

STATE OF TENNESSE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public for the state and county aforesaid, David C. McGowan, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of McGowan Investments, Inc., a Tennessee Corporation, the within named bargainor, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation in his capacity as President.

Witness my hand, at office, on September 2, 2016.

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JULY 06, 2020

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NOTARY PUBLIC