Davidson County DEEDWARR
Recvd: 10/17/16 11:21 4 pgs
Fees:23.00 Taxes:951.55
20161017-0109388

WARRANTY DEED

REBECCA MOSS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $257,175.00.

Affiant

Subscribed and sworn to me on October 14, 2016.

NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29744

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Susan H. Sanderson 784 Westcott Lane Nolensville, TN 37135	New Owner	187-5-A-049CO

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, Regent Homes, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Susan H. Sanderson, an unmarried woman, hereinafter called **"GRANTEE,"** her 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. 49, as shown on the plan of Burkitt Springs, Phase 4A, of record as Instrument No. 20151203-0121974, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby 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 Quitclaim Deed from McGowan Investments, Inc. a Tennessee corporation, dated December 17, 2015, filed for record on December 18, 2015, in Instrument No. 20151218-0127564, as re-recorded as, Instrument No. 20151229-0130538 and Instrument No. 20160119-0005182, in the Register's Office for Davidson County, Tennessee.
>
> Also being a portion of the same property conveyed to McGowan Investments, Inc., by Warranty Deed, dated December 28, 2012, filed for record on December 31, 2012, in Instrument No. 20121231-0120692, 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 paid by Grantor; 2017 and subsequent years are assumed by the Grantee.
2. Matters shown on plan of record in Instrument No. 20151203-0121974, Register's Office for Davidson County, Tennessee.
3. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20130514-0048379, in the 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 as Instrument No. 20140110-0002949, as amended by the First Supplement of record as Instrument No. 20150908-0091208 and Second Supplement of record as Instrument No. 20160126-0007545, in the 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 784 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 GRANTEE, her heirs 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, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 October 14, 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 October 14, 2016.

NOTARY PUBLIC

My Commission Expires: _____

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

