BOK 36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160104889 DEEDWARR
Recvd: 11/29/16 13:18 3 pgs
Fees:18.00 Taxes:956.68
20161129-0125151

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $258,562.00.

Affiant

Subscribed and sworn to me on November 28, 2016.

NOTARY PUBLIC

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

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29534SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jessica L. Stephens 4506 Dumfries Alley Nolensville, TN 37135	Farmington Mortgage, a division of Capstar Bank 2002 Richard Jones Road, Suite 300A Nashville, TN 37215	187-9-A-256CO

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 Jessica L. Stephens, an unmarried woman and William Redmond, an unmarried man, 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. 256 on the Plan of Burkitt Village, Phase 5, Section 2, as of record in Instrument No. 20160608-0057962, 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 conveyed to Regent Homes, LLC, a Tennessee limited liability company, by Special Warranty Deed from Y&H, G.P., a Tennessee partnership (aka Y&H Tennessee Partnership), dated May 27, 2015 and recorded on May 28, 2015, of record in Instrument No. 20150528-0049353, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2016 Davidson and Nolensville taxes which have been prorated by the parties and assumed by the Grantee(s).

2. The Plan of record in Instrument No. 20160608-0057962, 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 subjected to substantial rollback taxes as defined in Tennessee Code Annotated, Section 67-5-1001, et seq., of record in Instrument No. 20090730-0071373, Register's Office for Davidson County, Tennessee.
4. Subject to Declaration of Covenants, Conditions and Restrictions for Burkitt Village, of record in Instrument No. 20130717-0074035, Register's Office for Davidson County, Tennessee, together with the By-Laws for the Burkitt Village Homeowners' Association, Inc., attached as Exhibit "C" therein to which reference is hereby made for more particulars as if copied verbatim, as amended by First Supplement of record in Instrument No. 20140310-0020071 and Amendments No. 2 recorded as Instrument No. 20140814-0073542 and Instrument No. 20150227-0017002 and as amended in Instrument No. 20161118-0122036, Register's Office for Davidson County, Tennessee.
5. Charter to the Burkitt Village Homeowners' Association, Inc., of record in Instrument No. 20121213-0114972, Register's Office for Davidson County, Tennessee.
6. Inspection and Maintenance Agreement for Private Stormwater Management Facilities, as of record in Instrument No. 20121029-0098753, Register's Office for Davidson County, Tennessee.
7. Inspection and Maintenance Agreement for Private Stormwater Management Facilities, as of record in Instrument No. 20130724-0076308, Register's Office for Davidson County, Tennessee.
8. Grant of Easement to Global Signal Acquisitions IV, LLC, of record in Instrument No. 20140509-0039932, Register's Office for Davidson County, Tennessee.
9. 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 4506 Dumfries Alley, 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 November 28, 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 November 28, 2016.

Angela G. Batson
NOTARY PUBLIC

My Commission Expires: 11-6-17

