File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160106790 DEEDWARR
Recvd: 12/05/16 14:31 2 pgs
Fees:13.00 Taxes:2186.79
20161205-0127438

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $591,025.00.

Rachel Fan
Affiant

Subscribed and sworn to me on December 2, 2016.

Debbie Mann
NOTARY PUBLIC

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

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

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Ryan Hsi 2116 Acklen Avenue, Unit A Nashville, TN 37215	New Owner	104-11-2-A-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 Ryan Hsi and Megan Yu, 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 Unit 2116A as set forth in the Declaration of Covenants, Conditions and Restrictions for Regent Acklen Townhomes, a Horizontal Property Regime with Private Elements, a form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., of record as Instrument No. 20160104-0000451 in the Register's Office for Davidson County, Tennessee; said Unit also being shown as part of Exhibit "B" of said Declaration Unit 2116D, Regent Acklen Townhomes.
>
> Being part of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company, by Deed from McGowan Family Limited Partnership, a Tennessee limited partnership, dated September 25, 2015, filed for record on October 2, 2015, in Instrument No. 20151002-0100590, 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 Grantee
2. All matters set forth in Declaration of Covenants, Conditions and Restrictions for Regent Acklen Townhomes, a Horizontal Property Regime with Private Elements, a form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., of record as Instrument No. 20160104-0000451 in the Register's Office for

Instrument No. 20160104-0000451 in the Register's Office for Davidson County, Tennessee, and to which reference is hereby made as if copied verbatim.

3. Charter of the Regent Acklen Townhomes Homeowners Association of record as Instrument No. 20160104-0000450, together with the By-Laws shown as Exhibit "C" of record in Instrument No. 20160104-0000451, in the Register's Office for Davidson County, Tennessee.
4. 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 2116 Acklen Avenue, Unit A, Nashville, TN 37215.

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 December 2, 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 December 2, 2016.

Angela G. Batson
NOTARY PUBLIC

My Commission Expires: 11-6-17

