Davidson County DEEDWARR Recvd: 12/13/16 14:37 3 pgs Fees:18.00 Taxes:1267.73 **20161213-0130765**

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $342,630.00.

Affiant

Subscribed and sworn to me on December 9, 2016.

NOTARY PUBLIC

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER My Comm. Expires April 24, 2019

DOLORES E. BROWN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER My Comm. Expires April 24, 2019

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29356

NAT-162384

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Richard G. Carnes Karen G. Carnes 1116 Frewin Street Nolensville, TN 37135	New Owner	187-5-A-022CO

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 Richard G. Carnes and Karen G. Carnes, 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. 22 as shown on the plan of Burkitt Springs, Phase Two, of record as Instrument No. 20150205-0011089, in the Register's Office for Davidson County, Tennessee
>
> Being part of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company, by Deed from McGowan Investments, Inc., a Tennessee corporation, dated July 11, 2013 and recorded on July 15, 2013, of record in Instrument No. 20130715-0073072, Register's Office for Davidson County, Tennessee.
>
> Also, being part of the same property conveyed to McGowan Investments, Inc., a Tennessee corporation, by Warranty Deed from Turner Farms, TLC, a Tennessee limited liability company, of record 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 Grantees.
2. Matters shown on plan of record in Instrument No. 20150205-0011089, Register's Office for Davidson County, Tennessee.
3. Subject to Declaration of Restrictive and Covenants for Stormwater Facilities and Systems recorded 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 as amended by the 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 1116 Frewin Street, 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 December 9, 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 9, 2016.

NOTARY PUBLIC

My Commission Expire

True Copy Certification

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

Maxwell Coyle

State of Tennessee/County of Williamson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Maxwell Coyle, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith Commission Expires 4-24-2018