B0436

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170009130 DEEDWARR
Recvd: 01/31/17 14:06 3 pgs
Fees:18.00 Taxes:1035.63
20170131-0010350

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $279,900.00.

Affiant

Subscribed and sworn to me on January 30, 2017.

NOTARY PUBLIC

PATRICK H. POTTS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires
July 3, 2017
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29977SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Dennis R. Barnes Carol G. Barnes 4104 Alva Lane Nolensville, TN 37135	Guaranty Trust Company 316 Robert Rose Drive Murfreesboro, TN 37129	187-9-A-230CO

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 Dennis R. Barnes and Carol G. Barnes, 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. 230, as shown on the plan of Burkitt Village, Phase Five, Section Two, of record as Instrument No. 20160608-0057962, Register's Office for Davidson County, Tennessee, to which plat reference is hereby given for more complete details.
>
> 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, filed for record on May 28, 2015, in Instrument No. 20150528-0049353, in the Register's Office for Davidson County, Tennessee.

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

1. 2017 Davidson County taxes which have been prorated by the parties and assumed by the Grantees.
2. Matters shown on plan of record in Instrument No. 20160608-0057962, as corrected by Surveyor's Certificate of Correction recorded as Instrument No. 20161013-0108489, 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 as Instrument No. 20130717-0074035, in the 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 as Instrument No. 20140310-0020071, and Amendments recorded as, Instrument No. 20140814-0073542, Instrument No. 201550227-0017002, and Instrument No. 20161118-0122036, Register's Office for Davidson County, Tennessee.
5. Charter of the Burkitt Village Homeowners' Association, Inc., of record as Instrument No. 20121213-0114972, Register's Office for Davidson County, Tennessee.
6. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record as Instrument No. 20121029-0098753, Register's Office for Davidson County, Tennessee.
7. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record as Instrument No. 20130724-0076308, Register's Office for Davidson County, Tennessee.
8. Grant of Easement to Global Signal Acquisitions, IV, LLC, of record as 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 4104 Alva 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 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 January 30, 2017.

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 January 30, 2017.

NOTARY PUBLIC

My Commission Expires: _____