WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170012254 DEEDWARR
Recvd: 02/09/17 16:06 3 pgs
Fees:18.00 Taxes:1627.87
20170209-0013917

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $439,965.00.

Heather A McLarney
Affiant

Subscribed and sworn to me on February 8, 2017.

NOTARY PUBLIC

RICHARD W. SEBASTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 06/08/2019

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29683CDF

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Christopher Kosa Heather McLarney 3101D Belwood Street Nashville, TN 37203	Regions Bank, dba Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	104-2-2-B-004CO

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 Christopher Kosa, an unmarried man and Heather McLarney, an unmarried woman, 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 Townhome Unit D (aka Lot 4), as established by the Declaration of Covenants, Conditions and Restrictions for 3101 Belwood Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160104-0000453, in the Register's Office for Davidson County, Tennessee. Said Unit also being shown as part of Exhibit "B" therein.
>
> Being part of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company, by Deed from McGowan Family Limited Partnership, dated September 25, 2015, filed for record on October 2, 2015, in Instrument No. 20151002-0100683, 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, as Exhibit "B", of Instrument No. 20160104-0000453, Register's Office for Davidson County, Tennessee.
3. All matters set forth in the Declaration of Covenants, Conditions and Restrictions for 3101 Belwood Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160104-0000453, First Amendment of record as Instrument No. 20170118-0005501, Register's Office for Davidson County, Tennessee, and to which reference is hereby made as if copied verbatim.
4. Charter of the 3101 Belwood Townhomes Homeowners' Association, of record as Instrument No. 20160104-0000452, together with the By-Laws as set forth as Exhibit "C", of Instrument 20160104-0000453, 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 3101D Belwood Street, Nashville, TN 37203.

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 February 8, 2017.

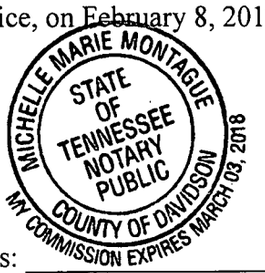
REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY:

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 February 8, 2017.



NOTARY PUBLIC

My Commission Expires: _____