WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170017878 DEEDWARR
Recvd: 03/01/17 15:18 3 pgs
Fees:18.00 Taxes:979.39
20170301-0020440

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $264,700.00.

Affiant

Subscribed and sworn to me on February 24, 2017.

NOTARY PUBLIC

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 05, 2018

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #30074SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Benjamin Lyle Nancy Lyle 1609 Carson Meadows Lane Nolensville, TN 37135	SWBC Mortgage Corporation 9311 San Pedro, #100 San Antonio, TX 78216	188-10-A-093CO

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 Benjamin Lyle and Nancy Lyle, 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. 93, as shown on the map entitled Carothers Crossing, Phase 2, Section 2, Lots 62-123, of record in Instrument No. 20070807-0093935, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being part of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company, by Deed from WM Sub CC, LLC, a Tennessee limited liability company, dated July 22, 2016, filed for record on July 25, 2016, in Instrument No. 20160725-0076561, in the Register's Office for Davidson County, Tennessee.
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> Also, being part of the same property conveyed to WM Sub CC, LLC, a Tennessee limited liability company, by Special Warranty Deed from Walton Tennessee, LLC, a Tennessee limited liability company, dated May 15, 2014, filed for record on May 23, 2014, in Instrument No. 20140523-0044819, 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 the plan of record as Instrument No. 20070807-0093935, Register's Office for Davidson County, Tennessee.
3. Master Deed Restrictions for Carothers Crossing of record in Instrument No. 20070627-0076581,as amended in Instrument No. 20080515-0049893, Register's Office for Davidson County, Tennessee.
4. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including but not limited to, easements, assessments, special assessments, charges for liens, contained in an Instrument of record in Instrument No. 20070627-0076582, Instrument No. 2007821-0099817, Instrument No. 20070821-0099818 and in Instrument No. 20080515-00498982, Register's Office for Davidson County, Tennessee.
5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20070703-0079178, Register's Office for Davidson County, Tennessee.
6. Easement and Memorandum of Agreement of record in Instrument No. 20070123-0009057, Register's Office for Davidson County, Tennessee.
7. Stormwater Detention Agreement of record in Instrument No. 20060407-0040185, Instrument No. 20060526-0062228 and in Instrument No 20070702-0078659, Register's Office for Davidson County, Tennessee.
8. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20070810-0095900, 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 1609 Carson Meadows 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 February 24, 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 24, 2017.

NOTARY PUBLIC

My Commission Expires: _____

