WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $277,800.00.

Affiant

Subscribed and sworn to me on April 13, 2017.

NOTARY PUBLIC

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans:T20170032206 DEEDWARR
Recvd: 04/18/17 08:54 3 pgs
Fees:18.00 Taxes:1027.86
20170418-0037407

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #30152

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Paul Watkins Abbey Watkins 2213 Vineyard Garden Lane Nolensville, TN 37135	NEW OWNER	188-10-0A-097.00-CO

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 Paul Watkins and Abbey Watkins 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. 97, on the Plan of Carothers Crossing, Phase 2, Section 2 Lots 62-123, Final Plat Subdivision of record in Plat at Instrument No. 20070807-0093935, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
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> Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company by Special Warranty deed from WM Sub CC, LLC, a Tennessee limited liability company of record in Instrument No. 20160819-0087214 Register's Office for Davidson County, Tennessee, dated August 19, 2016 and recorded on August 19, 2016.

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. Subject to all matters shown on the Plan of record as Instrument Number 20070807-0093935, Register's Office of Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20070627-0076582, supplemented in Instrument No. 20070821-0099817 and Instrument No. 20070821-0099818 and Instrument No. 20080515-0049892, Register's Office for Davidson County, Tennessee.
4. Master Deed Restrictions for Carothers Crossing of record in Instrument Number 20070627-0076581, as amended in Instrument No. 20080515-0049893, Register's Office for Davidson County, Tennessee.
5. Declaration of Easement of record in Instrument Number 20140507-0038903, in the Register's Office for Davidson County, Tennessee.
6. Charter of Carothers Crossing Neighborhood Association, Inc. of record in Instrument Number 20070307-0027908, in the Register's Office for Davidson County, Tennessee.
7. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20070703-0079178 and 20071026-0126493, in the Register's Office for Davidson County, Tennessee.
8. Storm Water Detention Agreement of record in Instrument Number 20060407-0040185 and 20060526-0062228, in the Register's Office for Davidson County, Tennessee.
9. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20070711-0082648 and 20070810-0095900, in the Register's Office for Davidson County, Tennessee.
10. Access, Drainage, Utilities and Pedestrian Easement of record in Instrument Number 20070119-0007972, in the Register's Office for Davidson County, Tennessee.
11. Declaration of Right of Way Easement for a Public Roadway with no restrictions of record in Instrument No. 20070511-0056717 and 20070511-0056718, in the Register's Office for Davidson County, Tennessee.
12. Easement for pipeline of record in Book 4588, Page 484, in the Register's Office for Davidson County, Tennessee.
13. Storm Water Detention Agreement of record in Instrument Number 20070702-0078659, in the Register's Office for Davidson County, Tennessee.
14. Easement and Memorandum of Agreement of record in Instrument Number 20070123-0009057, in the Register's Office for Davidson County, Tennessee.
15. Trustee's Deed for Common Area of record in Instrument Number 20150831-0087995, in the Register's Office for Davidson County, Tennessee.
16. 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 2213 Vineyard Garden 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 April 13, 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 April 13, 2017.

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 03, 2018

NOTARY PUBLIC

My Commission Expires _____