(1) Box 36

BILL GARRETT, Davidson County
Trans:T20170034374 DEEDWARR
Recvd: 04/24/17 14:14 3 pgs
Fees:18.00 Taxes:1040.90
20170424-0040023

RECORD & RETURN TO:
FILE BOX, Davidson County

WARRANTY DEED	STATE OF TENNESSEE, COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $281,325.00. Elizabeth Helen Waynick Affiant Subscribed and sworn to me on April 21, 2017. Andrea Freeman NOTARY PUBLIC

ANDREA FREEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires March 3, 2020

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29849CDF.PFD

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Elizabeth Helen Waynick 4016 Liberton Way Nolensville, TN 37135	SAME ADDRESS AS NEW OWNER	187-09-0A-236.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, 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 Elizabeth Helen Waynick, a single woman, hereinafter called **"GRANTEE,"** her 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. 236, on the Plan of Phase Nine, Section One, Burkitt Village, of record in Instrument No. 20160609-0058547, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20161013-0108490, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.
>
> Being a portion 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, of record in Instrument No. 20150528-0049353, 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 Grantee.

2. Matters shown on plan of record in Instrument No. 20160609-0058547, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20161013-0108490, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions and Restrictions, of record in 20130717-0074035, together with the By-Laws attached as Exhibit "C", therein, as amended by Supplement to Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140814-0073542, and Supplement annexing Phase Nine, Section One of record in Instrument No. 20161118-0122036, Register's Office for Davidson County, Tennessee.
4. Charter of the Burkitt Village Homeowners' Association of record in Instrument No. 20121213-0114972, in the Register's Office for Davidson County, Tennessee.
5. Application for Greenbelt Assessment of record in Instrument No. 20090730-0071373, in the Register's Office for Davidson County, Tennessee.
6. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20121029-0098753, Instrument No. 20130724-0076308 and Instrument No. 20131216-0126751, in the Register's Office for Davidson County, Tennessee.
7. Grant of Easement to Global Signal Acquisitions, IV, of record in Instrument No. 20140509-0039932, in the Register's Office for Davidson County, Tennessee.
8. 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 4016 Liberton Way, 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 GRANTEE, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE 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 GRANTEE, her 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 21, 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 21, 2017.

NOTARY PUBLIC

My Commission Expires: _____

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JULY 06, 2020