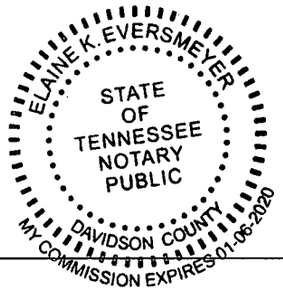
WARRANTY DEED



STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $421,550.00.

Affiant

Subscribed and sworn to me on April 27, 2017.

NOTARY PUBLIC

BILL GARRETT, Davidson County
Trans:T20170038855 DEEDWARR
Recvd: 05/08/17 10:57 2 pgs
Fees:13.00 Taxes:1559.74
20170508-0045346

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #30200

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Robert P. Perry Sharon Perry 1810 B Sherwood Lane Nashville, TN 37216	Same	072-11-0-462.00

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 Robert P. Perry and Sharon Perry, 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 Unit No. B as set forth in the Declaration of Covenants, Conditions and Restrictions for 1810 Sherwood Lane Homes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160812-0084226, in the Register's Office for Davidson County, Tennessee. Reference is hereby made to the site plan attached as Exhibit "B" to said Declaration for a more complete identification and description of said Unit.
>
> Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee Limited Liability Company by Warranty Deed from McGowan Investments, Inc., a Tennessee Corporation of record in Instrument No. 20160908-0094688, 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. Subject to all matters shown on the Plan of record in Plat Book 1424, Page 51, Register's Office for Davidson County, Tennessee.
3. Restrictions of record in Book 1165, Page 74, in the Register's Office for Davidson County, Tennessee.

4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for 1810 Sherwood Lane Homes, a Horizontal Property Regime with Private Elements, with By-Laws appended thereto, of record as Instrument No. 20160812-0084226, in the Register's Office for Davidson County, Tennessee.
5. Charter for 1810 Sherwood Lane Homes Homeowners Association Corporation of record in Instrument Number 20160812-0084224 and amended in Instrument No. 20160812-0084225, in the Register's Office for Davidson County, Tennessee.
6. Subject to all matters shown on the Plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 1810 Sherwood Lane Homes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160812-0084226, in the Register's Office for Davidson County, Tennessee.
7. 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 1810 B Sherwood Lane, Nashville, TN 37216.

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 27, 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 27, 2017.

NOTARY PUBLIC

My Commission Expires: _____

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