WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170051592 DEEDWARR
Recvd: 06/16/17 10:44 3 pgs
Fees:18.00 Taxes:1248.75
20170616-0060598

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $337,500.00

Affiant

Subscribed and sworn to me on June 13, 2017.

NOTARY PUBLIC

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #30141

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Matthew Kyle Wayne Brown Allison Tyree Brown 1160 Frewin Street Nolensville, TN 37135	newowners	187-05-0A-011.00-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 Matthew Kyle Wayne Brown and wife, Allison Tyree Brown, 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. 11 on the Plan of Burkitt Springs, Phase 4B, of record in Instrument No. 20160802-0079556, 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 Warranty Deed from McGowan Investments, Inc., a Tennessee Corporation, of record in Instrument No. 20160218-0015564, Register's Office for Davidson County, Tennessee, dated February 16, 2016 and recorded on February 18, 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 in Instrument No. 20160802-0079556, Register's Office for 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 No. 20140110-00002949, Instrument No. 20150908-0091208, Instrument No. 20160126-0007545 and Instrument No. 20170118-0005499, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
4. Greenbelt Assessment of record in Instrument No. 20020618-0073769, in the Register's Office for Davidson County, Tennessee.
5. Stormwater Easement of record in Instrument No. 20130514-0048379, in the Register's Office for Davidson County, Tennessee.
6. Overhang Easement of record in Instrument No. 20140204-0009867, in the Register's Office for Davidson County, Tennessee.
7. Anchor Easement of record in Instrument No. 20140204-0009866, 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 1160 Frewin Street, 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 June 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 June 13, 2017.

NOTARY PUBLIC

My Commission Expires: _____

