WARRANTY DEED

Bill Garrett Davidson County
Batch# 9902 DEEDWARR
10/10/2017 10:12:38 AM 3 pgs
Fees: $18.00 Taxes: $970.42

20171010-0103623

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $262,275.00.

Affiant

Subscribed and sworn to me on October 6, 2017.

NOTARY PUBLIC
My Commission Expires: 1/29/2020

TINA HAWKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #30578

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Melissa A. Wyman 2007 Oak Trail Drive Nolensville, TN 37135	Franklin American Mortgage Company 6100 Tower Circle Suite 600 Franklin, TN 37067	188-10-0A-128.00-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 Melissa A. Wyman, an unmarried 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. 45D on the Plan of the Resubdivision of Lot No. 45 of Carothers Crossing, Phase 2, Section 1, Lots 21-61, of record in Instrument No. 20170125-0008319, 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. 20170119-0006081, Register's Office for Davidson County, Tennessee, dated January 18, 2017 and recorded on January 19, 2017.

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 paid by Grantor; 2018 and subsequent years are assumed by the Grantee.
2. Subject to all matters shown on the Plan of record in Instrument No. 20070807-0093924, Register's Office for Davidson County, Tennessee.
3. Subject to all matters shown on the Resubdivision Plan of record in Instrument No. 20170125-0008319, Register's Office for Davidson County, Tennessee.
4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20070627-0076582, amended in Instrument No. 20070821-0099817, Instrument No. 20070821-0099818 and Instrument No. 20080515-0049892, 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.
5. Master Deed Restrictions for Carothers Crossing of record in Instrument No. 20070627-0076581 and Instrument No. 20080515-0049893, Register's Office for Davidson County, Tennessee.
6. Charter of record in Instrument No. 20070307-0027908, Register's Office for Davidson County, Tennessee.
7. Colonial Pipeline Easement of record in Book 4588, Page 484, Register's Office for Davidson County, Tennessee.
8. Stormwater Detention Agreement(s) of record in Instrument No. 20060407-0040185, Instrument No. 20060526-0062228 and Instrument No. 20070702-0078659, Register's Office for Davidson County, Tennessee.
9. Easement and Memorandum Agreement of record in Instrument No. 20070123-0009057, Register's Office for Davidson County, Tennessee.
10. 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.
11. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20070711-0082648 and Instrument No. 20070810-0095900, Register's Office for Davidson County, Tennessee.
12. Subject to the right of WM SUB CC, LLC, a Tennessee limited liability company, contained in the Special Warranty Deed of record in Instrument No. 20170119-0006081, Register's Office for Davidson County, Tennessee. (Lots 45 and 61)
13. 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 2007 Oak Trail Drive, 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 October 6, 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 October 6, 2017.

NOTARY PUBLIC

My Commission Expires: _____