Bill Garrett Davidson County
Batch# 13024 DEEDWARR
10/13/2017 08:57:00 AM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20171013-0104938

WARRANTY DEED	STATE OF TENNESSEE, COUNTY OF DAVIDSON
J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $410,000.00. Affiant Subscribed and sworn to me on October 6, 2017. NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #30892

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Anthony Robert Jones Bryant Douglas Hawkins 1206A Rosebank Court Nashville, TN 37206	New Owner	083-04-4A-002.00-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 Anthony Robert Jones, an unmarried man and Bryant Douglas Hawkins, an unmarried man, as joint tenants with rights of survivorship, 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. 1206B as set forth in the Declaration of Covenants, Conditions and Restrictions for 1206 Rosebank Court Homes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160812-0084223, in the Register's Office for Davidson County, Tennessee. Reference is hereby made to the site plan attached as Exhibit "B" of 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. 20160908-0094692, Register's Office for Davidson County, Tennessee, dated September 02, 2016 and recorded on September 08, 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 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 Plan of record in Plat Book 2133, Page 38, Register's Office for Davidson County, Tennessee.
4. Subject to all matters shown on the site plan attached as Exhibit "B" to the Declaration of record in Instrument No. 20160812-0084223, Register's Office for Davidson County, Tennessee.
5. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions, together with the By-Laws attached as Exhibit "C" of record in Instrument No. 20160812-0084223, 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.
6. HOA Charter of record in Instrument No. 20160812-0084221, as amended in Instrument No. 20160812-0084222, in the Register's Office for Davidson County, Tennessee.
7. Deed of Conveyance for water mains to the City of Nashville of record in Book 2154, Page 585, in the Register's Office for Davidson County, Tennessee.
8. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
9. 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 1206A Rosebank Court, Nashville, TN 37206.

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, his 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 GRANTEE, his 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.

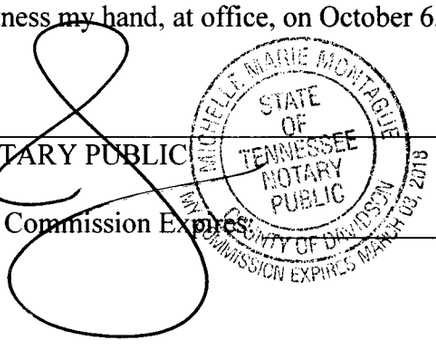
REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY:

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: _____