#12709

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

WARRANTY DEED

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $341,900.00.

Affiant

Subscribed and sworn to me on December 21, 2017.

NOTARY PUBLIC

Bill Garrett Davidson County
Batch# 42372 DEEDWARR
12/28/2017 10:54:46 AM 3 pgs
Fees: $18.00 Taxes: $1,265.03
20171228-0131840

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31083

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Gretchen D. Bauer 3304 Balfron Drive Nolensville, TN 37135	Churchill Mortgage 761 Old Hickory Blvd. Brentwood TN 37027	187050B-01200CO

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 Gretchen Bauer,* hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

*unmarried

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Revision One, Gene Smith Property, of record in Instrument No. 20170731-0077366, 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 part 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) of record in Instrument No. 20160127-0007989, Register's Office for Davidson County, Tennessee, dated January 26, 2016 and recorded on January 27, 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 taxes are assumed by the Grantee.
2. Subject to all matters shown on the Plan of record in Instrument No. 20170731-0077366, Register's Office for Davidson County, Tennessee.
3. Declaration of Covenants, Conditions, and Restrictions for of record in Instrument No. 20130717-0074035, as amended in Instrument No. 20140814-0073542 with Supplement annexing Gene Smith Property of record in Instrument No. 20170720-0073493, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the 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. HOA Charter of record in Instrument No. 20121213-0114972, in the Register's Office for Davidson County, Tennessee.
5. Dedication of Easements for Sanitary Sewers of record in Instrument No. 20051031-0131232, in the Register's Office for Davidson County, Tennessee.
6. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20150622-0059212, 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 3304 Balfron 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 my hand on December 21, 2017.

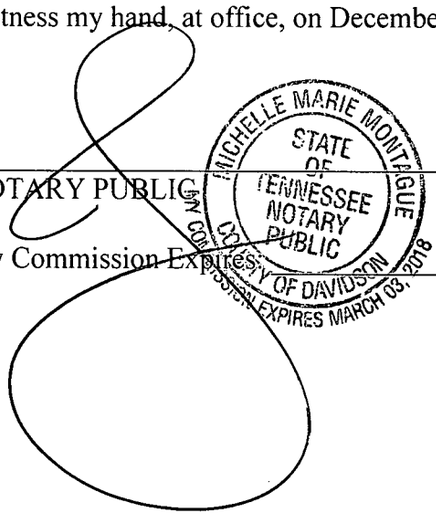
REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY:

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 December 21, 2017.



NOTARY PUBLIC

My Commission Expires: _____