Box 36

Bill Garrett Davidson County
Batch# 43466 DEEDWARR
01/02/2018 01:16:29 PM 2 pgs
Fees: $13.00 Taxes: $2,197.80
20180102-0000417

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JULY 06, 2020

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $594,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of December, 2017.

Notary Public

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
1535 W. Northfield Blvd, Ste 2, Murfreesboro, TN. 37129

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Regent Homes, LLC 6901 Lenox Village Dr. Ste. 107 Nashville, TN 37211	**SAME AS OWNER**	**164 06 0A 00100CO** **164 06 0A 00200CO** **164 06 0A 00300CO** **164 06 0A 00400CO** **164 06 0A 00500CO** **164 06 0A 00600CO** **164 06 0A 00700CO** **164 06 0A 00800CO** **164 06 0A 00900CO** **164 06 0A 01000CO** **164 06 0A 01100CO** **164 06 0A 01200CO** **164 06 0A 01300CO** **164 06 0A 01400CO** **164 06 0A 01500CO** **164 06 0A 01600CO** **164 06 0A 01700CO** **164 06 0A 01800CO**

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, We,

Benefield & Parks, LLC, a Tennessee limited liability company

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Regent Homes, LLC, a Tennessee limited liability company

(hereinafter called the "Grantee"), their successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Tract I:

Land in Davidson County, Tennessee, and being all of Unit Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10, Autumn Glen, Section 1, according to Master Deed of record in Instrument 20030929-0143614, as amended in Instrument 20101229-0103591, and Instrument 20170510-0046473 in the Register's Office for Davidson County, Tennessee, and by survey and plat of same appearing of record in Instrument Number 20020926-0117438 said Register's Office, to which plat reference is hereby made for a more accurate and complete description of said Units, together with all limited common elements and common elements for said Units. Said Units, together with the limited common elements for said Units, are also identified on said plat. as "Manor Home Area A" and "Manor Home Area A (Building 1)".

Being the same property conveyed to Benefield & Parks, LLC, a Tennessee limited liability company by Quitclaim Deed from Main Street Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20160308-0022017 Register's Office for Davidson County, Tennessee, dated 02/24/2016 and recorded on 03/08/2016.

Tract II:

Land in Davidson County, Tennessee, and being all of Unit Nos. 11, 12, 13, 14, 15, 16, 17, and 18, Autumn Glen, Section 1, Phase 2, according to Master Deed of record in Instrument 20030929-0143614, as amended in Instrument 20101229-0103591, and Instrument 20170510-0046473 in the Register's Office for Davidson County, Tennessee, as shown on survey and plat of same appearing of record as Exhibit B in Instrument Number 20170510-0046473 said Register's Office, to which plat reference is hereby made for a more accurate and complete description of said Units, together with all limited common elements and common elements for said Units.

Being a portion of the same property conveyed to Benefield & Parks, LLC by Quitclaim Deed from MainStreet Homes, LLC f/k/a Scottland Chase Venture, a Tennessee general partnership of record in Instrument No. 20111118-0090669 Register's Office for Davidson County, Tennessee, dated 12/31/2010 and recorded on 11/18/2011.

This is unimproved property known as **Lots 1-18 Autumn Glen, Nashville, TN.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their successors 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 29th day of December, 2017.

Benefield & Parks, LLC, a Tennessee limited liability company

By: _____
Jerry Benefield, Secretary

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Jerry Benefield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Secretary, of Benefield & Parks, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Secretary, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by himself as Secretary.

Witness my hand and official seal this 29th day of December, 2017.

_____
Notary Public
My Commission Expires: 4/18/21

Danielle Marie Crane
State of Tennessee Notary Public
Rutherford County

SolomonParks File No. 20174264