WARRANTY DEED

Bill Garrett Davidson County
Batch# 80239 DEEDWARR
04/12/2018 01:22:13 PM 3 pgs
Fees: $18.00 Taxes: $1,167.08

20180412-0034521

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $315,425.00.

Linda C. Manning
Affiant

Subscribed and sworn to me on April 12, 2018.

NOTARY PUBLIC

RICHARD W. SEBASTIAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 05/06/2019

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31290

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Seth T. Manning Linda C. Manning 3305 Balfron Drive Nolensville, TN 37135	First Bank 318 Seaboard Lane, Suite 205 Franklin, TN 37067	187-050-B-002.00CO

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 Seth T. Manning and Linda C. Manning, as husband and wife, 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. 2 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. 2018 Davidson County taxes and City of Nolensville 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. 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 3305 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 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 my hand on April 12, 2018.

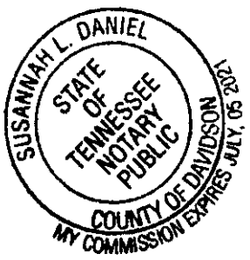
REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY:

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 April 12, 2018.



_____
NOTARY PUBLIC

My Commission Expires: 7-5-21