398

WARRANTY DEED

Bill Garrett Davidson County
Batch# 108750 DEEDWARR
06/25/2018 03:10:25 PM 3 pgs
Fees: $18.00 Taxes: $1,304.80

20180625-0061165

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $352,650.00.

Affiant

Subscribed and sworn to me on June 22, 2018.

NOTARY PUBLIC

3/8/22

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31635

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Margot L. Collins 1856 Grace Point Lane Nolensville, TN 37135	First Bank 318 Seaboard Ln Ste 205 Franklin TN 37067	188-10-0C-133.00

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 Margot L. Collins, , unmarried woman, hereinafter called **"GRANTEE,"** 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. 133 on the Plan of Final Plat Carothers Crossing, Phase 3, Section 1 of record in Plat at Instrument No. 20170523-0051054, 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 Warranty deed from WM SUB CC, LLC, a Tennessee limited liability company of record in Instrument No. 20171030-0110989 Register's Office for Davidson County, Tennessee, dated October 4, 2017 and recorded on October 30, 2017.

The conveyance of the above-described parcel of land is subject to the following:

1. 2018 Davidson County taxes which have been prorated by the parties and assumed by the Grantee.
2. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.

3. Subject to all matters shown on the Plan of record in Instrument No. 20170523-0051054, Register's Office for Davidson County, Tennessee, including easements retained in that portion of abandoned Carothers Road.
4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20070627-0076582, supplemented in Instrument No. 20070821-0099817 and Instrument No. 20070821-0099818, amended in Instrument No. 20080515-0049892, with Supplemental to add Phase 3, Section 1, of record in Instrument No. 20171002-0100688, 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 of record in Instrument No. 20070627-0076581, as amended in Instrument No. 20080515-0049893 and Instrument No. 20171002-0100689 as corrected in Instrument No. 20171220-0129697 and further amended in Instrument No. 20180125-0008094, 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.
6. Charter of Carothers Crossing Neighborhood Association, Inc. of record in Instrument No. 20070307-0027908, in the Register's Office for Davidson County, Tennessee.
7. Easement and Memorandum of Agreement of record in Instrument No. 20070123-0009057, in the Register's Office for Davidson County, Tennessee.
8. Stormwater Detention Agreement of record in Instrument No. 20070702-0078659, in the Register's Office for Davidson County, Tennessee.
9. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20070810-0095900, in the Register's Office for Davidson County, Tennessee.
10. Easement for Sanitary Sewer Mains, Pumps and Appurtenances of record in Instrument No. 20170302-0020826, in the Register's Office for Davidson County, Tennessee.
11. Restrictive Covenant for Detached Structure of record in Instrument Number 20171013-0105332, in the Register's Office for Davidson County, Tennessee.
12. 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 1856 Grace Point Lane, 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 June 22, 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 June 22, 2018.

_____
NOTARY PUBLIC

My Commission Expires: _____

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 08, 2022