SPECIAL WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $900,000.00.

Affiant

Subscribed and sworn to me on March 26, 2019.

NOTARY PUBLIC

My commission expires: 5/2/22

DEE RAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 02, 2022

Karen Johnson Davidson County
Batch# 208759 DEEDWARRSP
03/22/2019 02:54:43 PM 5 pgs
Fees: $28.00 Taxes: $3,330.00
20190322-0026350

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian, Esq.
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #26731AAASP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Regent Homes, LLC 6901 Lenox Village Drive, Suite 107 Nashville, TN 37211	SAME ADDRESS AS NEW OWNER	187-010 & 187-166 (part of)

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, Y & H, G.P., a Tennessee General Partnership (aka Y & H Tennessee Partnership) and Rachel Yazdian Spielman (formerly known as Amy Yazdian) and Amy Yazdian Pearl, **"GRANTORS"**, have bargained and sold, and by these presents do transfer and convey unto Regent Homes, LLC, a Tennessee Limited Liability Company, **"GRANTEE"**, a certain tract or parcel of land in **Davidson County, State of Tennessee,** more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERTO.

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

1. 2019 Davidson County taxes which have been prorated by the parties and assumed by the Grantee;
2. Subject to the plan of record in Instruction #20000621-0061766, said Register's Office, shows an owner's certificate, certain notes easements and setback lines.
3. Septic Easement is shown on plat in Instrument No. 20000621-0061766, but no grant of easement is of record.
4. Application for Greenbelt Assessment - Agricultural of record in Book 8884, page 881 and 884, Register's Office for Davidson County, Tennessee.
5. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20171002-0100380, Register's Office for Davidson County, Tennessee.

6. 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 Proposed Phase 2, Burkitt Village, 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, its successors 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 GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by or through GRANTOR, but not further or otherwise. 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 March 20, 2019.

Y & H, G.P., a Tennessee General Partnership:

By: _____
Fred Yazdian
Title: Managing General Partner

_____
Rachael Yazdian Spielman

_____
Amy Yazdian Pearl

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Fred Yazdian, 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 Managing General Partner of Y & H, G.P., a TENNESSEE GENERAL PARTNERSHIP, the within named bargainor, and that he as such Managing General Partner executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as Managing General Partner.

Witness my hand, at office, on March 20, 2019.

Notary Public



My Commission Expires: 5/2/22

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On this 20 day of March, 2019, before me personally appeared Rachel Yazdian Spielman, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Notary Public



My Commission Expires: 5/2/22

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On this 20 day of March, 2019, before me personally appeared Amy Yazdian Pearl, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Notary Public



My Commission Expires: 5/2/22

EXHIBIT "A"

Being a 7.172 more or less tract of land lying in the 31st Council District of Davidson County, Tennessee, and being more particularly described according to a boundary survey and site plan prepared by Anderson, Delk, Epps and Associates, Inc., Mark E. Lowrance, Tennessee R.L.S. No. 1660, dated December 14, 2018, as follows:

Beginning at an old iron pin (1/2" rebar) found on the southerly margin of Burkitt Road, (50' Right-of-Way), said point being the most northwesterly corner of Lot 1 on the plan of First Revision, Gene Smith Subdivision, of record in Instrument No. 20031030-0159905, Register's Office Davidson County, Tennessee; Thence leaving said margin of Burkitt Road and with the westerly line of said Revision One, Gene Smith Subdivision, South 02 Degrees 55 Minutes 40 Seconds West a distance of 718.85 feet to a point; Thence continuing South 02 Degrees 53 Minutes 10 Seconds West a distance of 29.93 feet to a point; Thence leaving the westerly line of said Gene Smith Subdivision and with the northerly line of Burkitt Village, Phase 4, of record in Instrument No. 20180604-0053014, Register's Office Davidson County, Tennessee, North 87 Degrees 06 Minutes 50 Seconds West a distance of 150.00 feet to an iron pin set on the easterly margin of Kirkwall Drive (55' Right-of-Way); Thence with the westerly margin of Kirkwall Drive, North 02 Degrees 53 Minutes 10 Seconds East a distance of 42.17 feet to a point; Thence crossing Kirkwall Drive at its northerly terminus, North 87 Degrees 06 Minutes 50 Seconds West a distance of 55.00 feet to a point; Thence with a return curve to the right having a radius of 25.00 feet through a central angle of 90 Degrees 00 Minutes 00 Seconds, an arc length of 39.27 feet, a chord bearing and distance of South 47 Degrees 53 Minutes 10 Seconds West, 35.36 feet to a point on the northerly margin of Paisley Drive (50' Right-of-Way) Thence with the northerly margin of Paisley Drive, North 87 Degrees 06 Minutes 50 Seconds West a distance of 16.45 feet to a point; Thence continuing, and with a curve to the right having a radius of 315.00 feet through a central angle of 03 Degrees 20 Minutes 33 Seconds, an arc length of 18.38 feet, a chord bearing and distance of North 85 Degrees 26 Minutes 33 Seconds West, 18.37 feet to a point; Thence continuing with the northerly margin of Paisley Drive, North 83 Degrees 46 Minutes 17 Seconds West a distance of 398.21 feet to a point in the easterly line of the Patricia C. Smith Property of record in Instrument No. 20020827-0103556, Register's Office Davidson County, Tennessee; Thence with the westerly line of said Smith Property, North 04 Degrees 42 Minutes 49 Seconds East a distance of 125.04 feet to an iron pin (1/2" rebar); Thence with the southerly line of the G. Smith Subdivision of record in Plat Book 7900 page 972, Register's Office Davidson County, Tennessee, South 85 Degrees 46 Minutes 17 Seconds East a distance of 105.38 feet to an iron pin (1/2" rebar); Thence with the easterly line of said G. Smith Subdivision, North 06 Degrees 05 Minutes 20 Seconds East a distance of 139.61 feet to a point; Thence with the southerly line of Lot 1, Smith Subdivision, of record in Plat Book 6200 page 850, Register's Office Davidson County, Tennessee, South 84 Degrees 29 Minutes 39 Seconds East a distance of 186.52 feet to an iron pin (1/2" rebar);Thence with the easterly line of said Lot 1, Smith Subdivision, North 04 Degrees 33 Minutes 38 Seconds East a distance of 402.01 to an iron pin (1/2" rebar) found in the southerly margin of Burkitt Road (60' Right-of-Way); Thence with the southerly margin of Burkitt Road, South 89 Degrees 58 Minutes 02 Seconds East a distance of 154.18 feet to a point; Thence with an offset in said Right-of-Way, North 04 Degrees 08 Minutes 23 Seconds East a distance of 7.70 feet to a point; Thence continuing with the southerly margin of Burkitt Road, and with a curve to the left having a radius of 1457.39 feet through a central angle of 07 Degrees 46 Minutes 09 Seconds, an arc length of 197.62, a chord bearing and distance of North 80 Degrees 54 Minutes 42 Seconds East, 197.47 feet to the Point of Beginning, containing 312,434 Square Feet or 7.172 Acres, more or less.

Included in the above description but specifically excluded from this conveyance is that portion of the subject property more fully described as follows:

Being a 0.375 more or less tract of land lying in the 31st Council District of Davidson County, Tennessee, and being more particularly described according to a boundary survey and site plan prepared by Anderson, Delk, Epps and Associates, Inc., Mark E. Lowrance, Tennessee R.L.S. No. 1660, dated December 14, 2018, as follows:

Starting at an old iron pin (1/2" rebar) found on the southerly margin of Burkitt Road, (60' Right-of-Way), said point being the most northwesterly corner of the afore-said Lot 1, Gene Smith

Subdivision, Section 2, and the most northeasterly corner of Lot 1, Smith Subdivision, of record in Plat Book 6200 page 850, Register's Office Davidson County, Tennessee; Thence with the common line of said Lots, South 04 Degrees 33 Minutes 38 Seconds West a distance of 12.04 feet to a point; Thence leaving said common line and running parallel with and 12.0 feet south of the existing right-of-way of Burkitt Road, South 89 Degrees 58 Minutes 02 Seconds East a distance of 122.84 feet to a point; Thence South 28 Degrees 53 Minutes 15 Seconds East a distance of 44.88 feet to a point; Thence with a curve to the left having a radius of 63.00 feet through a central angle of 74 Degrees 57 Minutes 48 Seconds, an arc length of 82.43 feet, a chord bearing and distance of South 23 Degrees 37 Minutes 51 Seconds West, 76.67 feet to a point; Thence with a curve to the right having a radius of 49.50 feet through a central angle of 09 Degrees 22 Minutes 00 Seconds, an arc length of 8.09 feet, a chord bearing and distance of South 09 Degrees 10 Minutes 02 Seconds East, 8.08 feet to a point; Thence South 02 Degrees 53 Minutes 10 Seconds West a distance of 4.88 feet to a point; Thence North 85 Degrees 30 Minutes 58 Seconds West a distance of 126.40 feet to a point in the westerly line of the afore-said Lot 1, Smith Subdivision; Thence with the westerly line of said Smith Subdivision, North 04 Degrees 33 Minutes 38 Seconds East a distance of 132.75 feet to the point of beginning, containing 16,341 Square Feet or 0.375 Acres, more or less.

The afore-described parcel is proposed Lot 358 on the approved preliminary SP Plan known as "Burkitt Village", as approved by the Metropolitan Government of Nashville and Davidson County, case number 2009SP-031-009.

Being a portion of the same property conveyed to Y & H Tennessee Partnership, by Warranty Deed from Gene H. Smith, of record in Instrument No. 20051031-0131233, and being a portion of the same property conveyed to Rachel Yazdian, unmarried, and Amy Yazdian, unmarried, by Warranty Deed from Susan Jennings and husband, James M. Jennings, of record in Instrument No. 20080924-0097135, Register's Office Davidson County, Tennessee (the said Rachel Yazdian having since married and now being Rachael Yazdian Spielman, and the said Amy Yazdian having since married and now being Amy Yazdian Pearl).