WARRANTY DEED

ANDREA FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $320,000.00.

Brittany Marie Nelson
Affiant

Subscribed and sworn to me on July 31, 2019.

Andrea Freeman
NOTARY PUBLIC

Karen Johnson Davidson County
Batch# 265400 DEEDWARR
08/02/2019 07:50:53 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20190802-0076334

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #32293CDF

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Brittany Marie Nelson 2052 Kirkwall Drive Nolensville, TN 37135	Citizens Bank, N.A. 6100 Tower Circle Suite 600-TNF 100 Franklin, TN 37067	187-09-0A--337.00-CO

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 Brittany Marie Nelson, an unmarried woman, hereinafter called **"GRANTEE,"** her 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. 337 on the Plan of Phase Four, Burkitt Village, SP Subdivision of record in Plat at Instrument No. 20180604-0053014, 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 a portion 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. 20170105-0001405 Register's Office for Davidson County, Tennessee, dated January 03, 2017 and recorded on January 05, 2017.

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 all matters shown on the Plan of record as Instrument Number 20180604-0053014, Register's Office of Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20130717-0074035, and as amended by Instrument No. 20140814-0073542, Instrument No. 20150227-0017002, Instrument No. 20161118-0122034, Instrument No. 20161118-0122035, Instrument No. 20161118-0122036, Instrument No. 20161130-0125372; Instrument No. 20161130-0125373, Instrument No. 20170720-0073493, Instrument No. 20170720-0073494, Instrument No. 20170118-0005499, Instrument No. 20171108-0114807, Instrument No. 20170504-0044438, Instrument No. 20180622-0060478 and Instrument No. 20181204-0118306, 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
4. HOA Charter of record in Instrument Number 20121213-0114972, in the Register's Office for Davidson County, Tennessee.
5. Grant of Easement to Global Signal Acquisitions, IV, LLC of record in Instrument Number 20140509-0039932, in the Register's Office for Davidson County, Tennessee.
6. Easement Agreement in favor of GTE Mobilnet of Nashville of record in Book 10424, Page 26, in the Register's Office for Davidson County, Tennessee.
7. Dedication of Easements for Sanitary Sewers of record in Instrument Number 20051031-0131232, in the Register's Office for Davidson County, Tennessee.
8. Memorandum of Lease Agreement of record in Book 10424, Page 22 and as Assigned by Instrument No. 20051031-0131235, in the Register's Office for Davidson County, Tennessee.
9. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20150626-0061523 and Instrument No. 20150713-0067951, in the Register's Office for Davidson County, Tennessee.
10. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20171002-0100380, in the Register's Office for Davidson County, Tennessee.
11. 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 2052 Kirkwall 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 July 31, 2019.

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 July 31, 2019.

SR

NOTARY PUBLIC

My Commission Expires: 1-5-21

