Bok 36

WARRANTY DEED

Karen Johnson Davidson County
Batch# 270965 DEEDWARR
08/13/2019 04:21:09 PM 4 pgs
Fees: $23.00 Taxes: $1,387.50

20190813-0080800

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $375,000.00.

Affiant

Subscribed and sworn to me on August 12, 2019.

NOTARY PUBLIC

RICHARD W. SEBASTIAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES JANUARY 08, 2023

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #32787

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Regent Homes, LLC 6901 Lenox Village Drive, Suite 107 Nashville, TN 37201	SAME ADDRESS AS NEW OWNER	188-10-0C-134.00 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, Joan Willis, an unmarried woman and Erika N. Raymond, an unmarried woman, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Regent Homes, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTEE,"** its successors 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. 134, as shown on the map entitled Carothers Crossing, Phase 3, Section 1, of record in Instrument No. 20170523-0051054, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joan Willis and Erika N. Raymond by Warranty Deed from Regent Homes, LLC, a Tennessee limited liability company, of record as Instrument No. 20180420-0037514 in the Register's Office for Davidson County, Tennessee, dated April 19, 2018 and recorded April 20, 2018.

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

1. 2019 Davidson County taxes which have been assumed by the Grantee.
2. 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.
3. 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.
4. Master Deed Restrictions of record in Instrument No. 20070627-0076581, as amended in Instrument No. 20080515-0049893 and Instrument No. 20171002-0100689 as corrected by Scrivener's Affidavit 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.
5. Assignment and Assumption of Declarant Rights of record in Instrument No. 20171002-0100690, in the Register's Office for Davidson County, Tennessee.
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. Subject to the right of WM SUB CC, LLC, a Tennessee limited liability company, contained in the Special Warranty Deed of record in Instrument No. 20171030-0110989, Register's Office for Davidson County, Tennessee. (as to Lots 132, 133, 134, 135 & 136)
12. Restrictive Covenant for Detached Structure of record in Instrument No. 20171013-0105331, in the Register's Office for Davidson County, Tennessee.
13. 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 1860 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, its successor and assigns, forever, and GRANTORS do covenant 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, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its 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.

WITNESS our hand(s) on August 12, 2019.

Joan Willis

Erika N. Raymond

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On this 12th day of August, 2019, before me personally appeared Joan Willis and Erika N. Raymond, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

NOTARY PUBLIC

My Commission Expires: 8/3/23

