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| **WARRANTY DEED**<br><br>Karen Johnson Davidson County<br>Batch# 273524 DEEDWARR<br>08/19/2019 02:49:44 PM 3 pgs<br>Fees: $18.00 Taxes: $1,723.83<br>20190819-0082983 | STATE OF TENNESSEE, COUNTY OF DAVIDSON<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $465,900.00.<br><br>Affiant<br><br>Subscribed and sworn to me on August 16, 2019<br><br>NOTARY PUBLIC<br><br>RICHARD W. SEBASTIAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES JANUARY 03, 2023 |

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #32648

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| William Craig Beard<br>Abigail Laine Beard<br>201A Burns Avenue<br>Nashville, TN 37203 | First Bank<br>318 Seaboard Lane, Suite 205<br>Franklin, TN 37067 | 104-02-3Q-005.00-CO |

**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 William Craig Beard and Abigail Laine Beard, 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:

A certain townhome located in Davidson County, Tennessee, being Unit No. 5 of 3208 Long Townhomes, A Townhome Planned Unit Development (A Horizontal Property Regime with Private Elements), established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 3208 Long Townhomes, A Townhome Planned Unit Development (A Horizontal Property Regime with Private Elements), of record in Instrument Number 20180628-0062581, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration

Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company by Quitclaim deed from McGowan Investments, Inc., a Tennessee corporation of record in Instrument No. 20180111-0003921 Register's Office for Davidson County, Tennessee, dated January 10, 2018 and recorded on January 11, 2018.

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 Grantees.
2. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180628-0062581 , 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
3. By-Laws of record in Instrument Number 20180703-0064377 , in the Register's Office for Davidson County, Tennessee.
4. Charter for HOA of record in Instrument Number 20180621-0060069 , in the Register's Office for Davidson County, Tennessee.
5. Subject to all matters shown on the Plan of record as Instrument Number 20160329-0029393, Register's Office of Davidson County, Tennessee.
6. Subject to all matters shown on the Plan of record in Plat Book 421, Page (s) 82 and 83, Register's Office for Davidson County, Tennessee.
7. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems Instrument Number 20171031-0111651, in the Register's Office for Davidson County, Tennessee.
8. Sanitary Sewer Easement of record in Book 1174, Page 614, in the Register's Office for Davidson County, Tennessee.
9. Easement(s) retained in Ordinance No. BL2008-262, filed with the Metropolitan Davidson County Clerk.
10. 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 201A Burns Avenue, Nashville, TN 37203.

**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 August 16, 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 August 16, 2019.

_____
NOTARY PUBLIC

My Commission Expires: 1-5-21

SUSANNAH L. DANIEL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JULY 05 2021