① Box 36

This Instrument Prepared by:
Lehman Title & Escrow, LLC
1646 Westgate Circle, Suite 102
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 328796 DEEDWARRSP
12/12/2019 02:51:16 PM 2 pgs
Fees: $13.00 Taxes: $8,029.00
20191212-0128370

Name and Address of New Owner:
Regent Homes, LLC
6901 Lenox Village Drive, #107
Nashville, TN 37211

Send Tax Bills To:
Regent Homes, LLC
6901 Lenox Village Drive, #107
Nashville, TN 37211

Map & Parcel No: 18100027500
Unimproved property commonly known as: Autumn Oaks Phase 5 and 6, Nashville, TN 37027

SPECIAL/LIMITED WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **OHB Land, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Regent Homes, LLC, a Tennessee Limited Liability Company** "the Grantees," the following described real estate in Davidson County, Tennessee:

All that land shown as Autumn Oaks, Phases 5 & 6 on the plan of Autumn Oaks, Phases 5 & 6, of record as Instrument No. 20191118-0118709, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being a portion of the property conveyed to OHB Land, LLC, a Tennessee Limited Liability Company, by Deed from Music City Investments, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20190205-0010840, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, their successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend the property conveyed against the lawful claims and demands of all persons claiming by, through, or under Grantees, but against none other.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its authorized officers on the 10th day of December, 2019

OHB Land, LLC

By: _____
Richard McAdams, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public of the State and County aforesaid, personally appeared Richard McAdams Sole Member with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledge himself to be Sole Member, respectively, of **OHB Land, LLC,** the within named bargainor, a Limited Liability Company, and that he as such officer executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company by himself as such officer.

WITNESS my hand and official seal this 10th day of December, 2019

_____
Notary Public
My commission expires: 11/14/21

STATE OF TENNESSEE NOTARY PUBLIC
J. TRENT LEHMAN
COUNTY OF WILLIAMSON

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **2,170,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JULY 08, 2020

Sworn to and subscribed before me this
10th day of December, 2019

_____
Notary Public
My commission expires:_____

File No. 16199