# WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $314,900.00.

Affiant

Subscribed and sworn to me on March 20, 2020.

NOTARY PUBLIC

ANDREA FREEMAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES JUN 08, 2024

Karen Johnson Davidson County
Batch# 377378 DEEDWARR
03/25/2020 11:18:39 AM 3 pgs
Fees: $18.00 Taxes: $1,165.13

20200325-0032385

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #33204

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Imani Copeland<br>Zari Copeland<br>Chris Copeland<br>355 Kara Lane<br>Nolensville, TN 37135 | Central Bank of St. Louis<br>425 N. New Ballas Road<br>Suite 101<br>Creve Coeur, MO 63141 | 186-03-0A-129.00-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 Imani Copeland, a single person, Zari Copeland, a single person and Chris Copeland, a single person, hereinafter called **"GRANTEES,"** their 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. 129 on the Plan of Final Plat Burkitt Commons, Phase 2 of record in Plat at Instrument No. 20181116-0112828, 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 Warranty Deed from Newco-Burkitt, LLC, a Tennessee limited liability company of record in Instrument No. 20160421-0039019, Register's Office for Davidson County, Tennessee, dated April 20, 2016 and recorded on April 21, 2016.

AND

Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company by Warranty Deed from Burkitt Commons, LLC, a Tennessee limited liability company of record in Instrument No. 20160421-0039020, Register's Office for Davidson County, Tennessee, dated April 20, 2016 and recorded on April 21, 2016.

Also being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company by Quitclaim Deed from Newco-Burkitt, LLC, a Tennessee limited liability company and Burkitt Commons, LLC, a Tennessee limited liability company of record in Instrument No. 20160421-0039022, Register's Office for Davidson County, Tennessee, dated April 20, 2016 and recorded on April 21, 2016.

Being also known as 355 Kara Lane, Nolensville, Tennessee 37135.

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

1. 2020 Davidson County taxes which have been prorated by the parties and assumed by the Grantees.
2. Subject to all matters shown on the Plan of record in Plat at Instrument No. 20181116-0112828, Register's Office for 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 20180202-0010924, as Amended in Instrument Number 20190321-0025835, as Supplemented and Amended for Annexing Burkitt Commons, Phase II of record in Instrument Number 20191219-0131322, 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. Charter for HOA of record in Instrument Number 20180125-0008085, in the Register's Office for Davidson County, Tennessee.
5. Sewage Soil Absorption Letter of record in Book 4933, Page 801, in the Register's Office for Davidson County, Tennessee.
6. Easement for Contribution Agreement of record in Instrument Number 20050816-0096915, in the Register's Office for Davidson County, Tennessee.
7. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20050908-0108101, 20170919-0095932, 20171030-0110845, 20171030-0110846, in the Register's Office for Davidson County, Tennessee.
8. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20170308-0022983, 2017130-0110866 and 20171030-0110871, in the Register's Office for Davidson County, Tennessee.
9. Grant of Overhead Line Easement of record in Instrument Number 20060816-0100824, in the Register's Office for Davidson County, Tennessee.
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 355 Kara 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 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 March 20, 2020.

**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 March 20, 2020.

_____
NOTARY PUBLIC

My Commission Expires: 7-5-21