WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $289,075.00.

Affiant

Subscribed and sworn to me on July 31, 2020.

NOTARY PUBLIC

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

Karen Johnson Davidson County
Batch# 449939 DEEDWARR
08/04/2020 04:07:13 PM 3 pgs
Fees: $18.00 Taxes: $1,069.58
20200804-0086452

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #33275

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Eva Michelle Penuel 301 Moira Circle Nolensville, TN 37135	Central Bank of St. Louis 425 N. New Ballas Road Suite 101 Creve Coeur, MO 63141	188-10-C-213CO

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 Eva Michelle Penuel, a single 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 213, as shown on the Final Plat of Carothers Farms, Phase 3, Section 3, of record as Instrument No. 20191126-0122176 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
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> Being part of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company, dated Quitclaim Deed from McGowan Family Limited Partnership, a Tennessee Partnership, dated September 26, 2017, filed for record on October 2, 2017, in Instrument No. 20171002-0100694, Register's Office for Davidson County, Tennessee.

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 Grantee.
2. Matters shown on plan of record in Instrument No. 20191126-0122176, as corrected in Scrivener's Affidavit of record in Instrument No. 20200207-0014664, in the Register's Office for Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Condidtions and Restrictions of record Instrument No. 20070627-0076582, Instrument No. 20070821-0099817, Instrument No. 20070821-0099818, Instrument No. 20080515-0049892, Instrument No. 20171002-0100688 and Instrument No. 20171002-0100689, as corrected by Scrivener's Affidavit in Instrument No. 20171220-0129697 and

Supplement to Declaration of Charter, Easements, Covenants and Restrictions for Carothers Farms, Phase 3, Section 2, of record in Instrument No. 20190321-0025836, Supplement to Declaration of Charter, Easements, Covenants and Restrictions for Carothers Farms, Phase 3, Section 3, of record in Instrument No. 20200803-0085638, 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. 20180125-008094, 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 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.
5. Charter for Carothers Crossing Neighborhood Association, Inc., of record in Instrument No. 20070307-0027908, in the Register's Office for Davidson County, Tennessee.
6. Assignment and Assumption of Declarant Rights dated September 26, 2017, of record in Instrument No. 20171002-0100690, in the Register's Office for Davidson County, Tennessee.
7. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20171116-0117787 and Instrument No. 20171116-0117788, in the Register's Office for Davidson County, Tennessee,
8. Easement and Memorandum Agreement of Instrument No. 20070123-0009057, Register's Office for Davidson County, Tennessee.
9. Declaration of Easement of record in Instrument No. 20140507-0038903, Register's Office for Davidson County, Tennessee.
10. Supplemental Declaration to Easement of record in Instrument No. 20140603-0048042, Register's Office for Davidson County, Tennessee.
11. Right of Way Easement of record in Book 4588, page 484, Register's Office for Davidson County, Tennessee.
12. Right of Way Easement of record in Book 4588, page 476, Register's Office for Davidson County, Tennessee.
13. Right of Way Easement of record in Book 3671, page 353, Register's Office for Davidson County, Tennessee.
14. Right of Way Easement of record in Book 3611, page 195, Register's Office for Davidson County, Tennessee.
15. Right of Way Easement of record in Book 3611, page 193, Register's Office for Davidson County, Tennessee.
16. Right of Way Easement of record in Book 3578, page 491, Register's Office for Davidson County, Tennessee.
17. Restrictive Covenant for Detached Structure of record as Instrument No. 20200225-0020987, in the Register's Office for Davidson County, Tennessee.
18. Subject to a lien for assessments as provided for in the Declaration of Covenants, Conditions and Restrictions.
19. 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 301 Moira Circle, 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 July 31, 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 July 31, 2020.

_____
NOTARY PUBLIC

My Commission Expires: 7-5-21

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