WARRANTY DEED	STATE OF TENNESSEE, COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $320,000.00. Affiant Subscribed and sworn to me on August 14, 2020. NOTARY PUBLIC

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

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #33684

Karen Johnson Davidson County
Batch# 458440 **DEEDWARR**
08/17/2020 01:21:40 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20200817-0092113

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jeffery L. James Deborah S. James 2000 B Oak Trail Drive Nolensville, TN 37135	Central Bank of St. Louis 425 N. New Ballas Road Suite 101 Creve Coeur, MO 63141	188-10-0G-002.00-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 Jeffery L. James and Deborah S. James, 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 condominium located in Davidson County, Tennessee, being Unit No. B of Lot 78 Condominiums, a Condominium Development 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 Lot 78 Condominiums of record in Instrument Number 20170920-0096457, as amended by First Amendment of record in Instrument Number 20171101-0112106 and amended by Second Amendment of record in Instrument Number 20171116-0117873, By-Laws as amended of record in Instrument Number 20171101-0112107, 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 "A" ("D") to said Second Amendment of the 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 Special Warranty deed from WM SUB CC, LLC, a Tennessee limited liability company of record in Instrument No. 20170628-0065118 Register's Office for Davidson County, Tennessee, dated June 23, 2017 and recorded on June 28, 2017.

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. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions establishing Lot 78 Condominiums of record in Instrument Number 20170920-0096457, as amended by First Amendment of record in Instrument Number 20171101-0112106 and amended by Second Amendment of record in Instrument Number 20171116-0117873, By-Laws as amended of record in Instrument Number 20171101-0112107, 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. Subject to all matters shown on the Plan of record as Instrument Number 20070807-0093935, Register's Office of Davidson County, Tennessee.
4. 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 and Instrument No. 20080515-0049892, 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
5. Master Deed Restrictions for Carothers Crossing of record in Instrument Number 20070627-0076581, as amended in Instrument No. 20080515-0049893, in Instrument No. 20171002-0100689, corrected by Scrivener's Affidavit recorded in Instrument No. 20171220-0129697, amended in Instrument No. 20180125-0008094, 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
6. Declaration of Easement of record in Instrument Number 20140507-0038903, in the Register's Office for Davidson County, Tennessee.
7. Charter of Carothers Crossing Neighborhood Association, Inc. of record in Instrument Number 20070307-0027908, in the Register's Office for Davidson County, Tennessee.
8. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20070703-0079178 and 20071026-0126493, in the Register's Office for Davidson County, Tennessee.
9. Storm Water Detention Agreement of record in Instrument Number 20060407-0040185 and 20060526-0062228, in the Register's Office for Davidson County, Tennessee.
10. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20070711-0082648 and 20070810-0095900, in the Register's Office for Davidson County, Tennessee.
11. Access, Drainage, Utilities and Pedestrian Easement of record in Instrument Number 20070119-0007972, in the Register's Office for Davidson County, Tennessee.
12. Declaration of Right of Way Easement for a Public Roadway with no restrictions of record in Instrument No. 20070511-0056717 and 20070511-0056718, in the Register's Office for Davidson County, Tennessee.
13. Easement for pipeline of record in Book 4588, Page 484, in the Register's Office for Davidson County, Tennessee.
14. Storm Water Detention Agreement of record in Instrument Number 20070702-0078659, in the Register's Office for Davidson County, Tennessee.
15.

16. Easement and Memorandum of Agreement of record in Instrument Number 20070123-0009057, in the Register's Office for Davidson County, Tennessee.
17. Trustee's Deed for Common Area of record in Instrument Number 20150831-0087995, in the Register's Office for Davidson County, Tennessee.
18. Assignment and Assumption of Declarant Rights of record in Instrument Number 20171002-0100690, in the Register's Office for Davidson County, Tennessee.
19. Deed of Conveyance for common area of record in Instrument Number 20180719-0070522, in the Register's Office for Davidson County, Tennessee.
20. 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 2000 B Oak Trail Drive, 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 August 14, 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 August 14, 2020.

SR

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