2020-526

WARRANTY DEED

Karen Johnson Davidson County
Batch# 534936 DEEDWARR
12/15/2020 03:38:30 PM 5 pgs
Fees: $28.00 Taxes: $977.27
20201215-0148138

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $264,125.00.

Affiant

Subscribed and sworn to me on December 9, 2020.

NOTARY PUBLIC

DEE RAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 02, 2022

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #33890

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Caprice George 1980 Carothers Road, #103 Nolensville, TN 37135	Broker Solutions, Inc. d/b/a New American Funding 14511 Myford Road Suite 100 Tustin, CA 92780	188-10-0C-162.00 (PART OF)

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 Caprice George, an unmarried woman, hereinafter called **"GRANTEE,"** her 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. 103 of Carothers Farms Stacked Flats (within Lot 162), 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 Carothers Farms Stacked Flats, A Condominium Development of record in Instrument Number 20180917-0092013, as amended in Instrument Numbers 20190430-0039885, 20190710-0066979, 20200327-0033524, 20200327-0033525, 20200327-0033526 and 20201110-0132740, 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 interests 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 "2" to Second Supplement to the Declaration of Covenants, Conditions and Restrictions establishing Carothers Farms Stacked Flats (Annexing Building 162) of record in Instrument No. 20201110-0132740 in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from McGowan Family Limited Partnership, a Tennessee Partnership of record in Instrument No. 20171002-0100694 Register's Office for Davidson County, Tennessee, dated September 26, 2017 and recorded on October 2, 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 paid by Grantor; 2021 and subsequent taxes are assumed by the Grantee.
2. Subject to all matters shown on the Plan of record as Instrument Number 20181217-0122265, Register's Office of Davidson County, Tennessee.
3. The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Carothers Farms Stacked Flats of record in Instrument Number 20180917-0092013, as amended in Instrument Nos. 20190430-0039885, 20190710-0066979, 20200327-0033524, 20200327-0033525, 20200327-0033526 and 20201110-0132740, Register's Office for 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 No. 20070627-0076582, Instrument No. 20070821-0099817, Instrument No. 20070821-0099818, Instrument No. 20080515-0049892, and Instrument No. 20171002-0100689, corrected by Scrivener's Affidavit in Instrument No. 20171220-0129697, and Supplemental Declaration to Declaration of Charter, Easements, Covenants and Restriction for "Carothers Farms, Phase 3, Section 2" of record in Instrument No. 20190321-0025836 and Instrument No. 20201110-0132740, 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 of record in Instrument No. 20070627-0076581, as amended in Instrument No. 20080515-0049893 and Instrument No. 20180125-0008094, 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 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. Charter for Carothers Crossing Neighborhood Association, Inc. of record in Instrument No. 20070307-0027908, in the Register's Office for Davidson County, Tennessee.
7. Assignment and Assumption of Declarant Rights dated September 26, 2017 of record in Instrument Number 20171002-0100690, 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 20171116-0117787 and Instrument Number 20171116-0117788, in the Register's Office for Davidson County, Tennessee.
9. 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 1980 Carothers Road, #103, 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 GRANTEE, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE 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 GRANTEE, her 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 December 9, 2020.

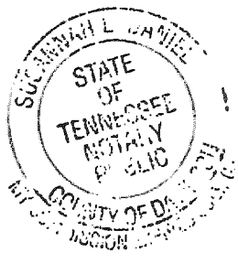
REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY:

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 December 9, 2020.



_____
NOTARY PUBLIC

My Commission Expires: 7-5-21

EXHIBIT "A"

A certain condominium located in Davidson County, Tennessee, being Unit No. 103 of Carothers Farms Stacked Flats (within Lot 162), 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 Carothers Farms Stacked Flats, A Condominium Development of record in Instrument Number 20180917-0092013, as amended in Instrument Numbers 20190430-0039885, 20190710-0066979, 20200327-0033524, 20200327-0033525, and 20200327-0033526, 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 interests 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 "2" to Second Supplement to the Declaration of Covenants, Conditions and Restrictions establishing Carothers Farms Stacked Flats (Annexing Building 162) of record in Instrument Number 20200327-0033524 in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to McGowan Family Limited Partnership, a Tennessee Limited Partnership by Warranty Deed from WM SUB CC PDL, LLC, a Tennessee limited liability company of record in Instrument No. 20171002-0100692 Register's Office for Davidson County, Tennessee, dated September 21, 2017 and recorded on October 2, 2017. (Value or consideration shown in aforementioned deed $ 5,000,000.00.)

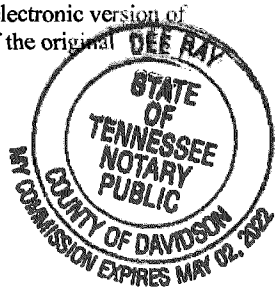
Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from McGowan Family Limited Partnership, a Tennessee Partnership of record in Instrument No. 20171002-0100694 Register's Office for Davidson County, Tennessee, dated September 26, 2017 and recorded on October 2, 2017. (Value or consideration shown in aforementioned deed $ 0.00.)

Being also known as 1984 Carothers Road Nolensville, Tennessee 37135.

Being the same property conveyed to Caprice George and by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, of record in Book _____, page _____ or Instrument # _____, Register's Office for Davidson County, Tennessee.

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Quin Evans Segall



State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Quin Evans Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5/2/22

Notary Public