WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $325,900.00.

Affiant

Subscribed and sworn to me on January 8, 2021.

NOTARY PUBLIC

Karen Johnson Davidson County
Batch# 553841 DEEDWARR
01/14/2021 08:08:45 AM 3 pgs
Fees: $18.00 Taxes: $1,205.83

20210114-0006151

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #33838

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
David C. Magnano Barbara Magnano 2003 Clement Street Nolensville, TN 37135	Amerifirst Financial Corporation 950 Trade Center Way Suite 400 Kalamazoo, MI 49002	188-10-0C-212.00-CO (P/O)

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 David C. Magnano and Barbara Magnano, 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:

> Land in Davidson County, Tennessee, being Unit B on the Plan of 212 Carothers Crossing Townhomes, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20200319-0030450, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
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> 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 02, 2017.

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

1. 2021 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 as Instrument Number 20191126-0122176, corrected in Instrument No. 20200207-0014664, Register's Office of Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Master Restrictions in Instrument No. 20070627-0076581, amended in Instrument No. 20070821-0099817, Instrument No. 20070921-0099818, Instrument No. 20080515-0049892, Instrument No. 20080515-0049893, Instrument No. 20171002-0100689, corrected in Instrument No. 20171220-0129697 and Instrument No. 20180125-0008094, Instrument No. 20070627-0076582, amended in Instrument No. 20070821-0099817, Instrument No. 20070821-0099818, Instrument No. 20080515-0049894, Instrument No. 20171002-0100688, Instrument No. 20190321-0025836, Instrument No. 20200319-0030450 and 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. Assignment of Declarants Rights of record in Instrument No. 20171002-0100690, in the Register's Office for Davidson County, Tennessee.
5. Sewer Line Easement of record in Instrument No. 20170302-0020826, in the Register's Office for Davidson County, Tennessee.
6. Quitclaim Deed of common areas to Homeowners Association of record in Instrument No. 20180719-0070522, in the Register's Office for Davidson County, Tennessee.
7. Parking and Maintenance Easement of record in Instrument No. 20180719-0070523, in the Register's Office for Davidson County, Tennessee.
8. Charter for Homeowners Association of record in Instrument No. 20070307-0027908, in the Register's Office for Davidson County, Tennessee.
9. Inspection and Maintenance Agreements for Private Stormwater Management Facilities of record in Instrument No. 20070711-0082648 and Instrument No. 20070810-0095900, in the Register's Office for Davidson County, Tennessee.
10. Easement and Memorandum Agreement of record in Instrument No. 20070123-00009057 and Assignment of Easement in Instrument No. 20140827-0078032, in the Register's Office for Davidson County, Tennessee.
11. Access Drainage, Utility and Pedestrian Easement of record in Instrument No. 20070119-0007972, in the Register's Office for Davidson County, Tennessee.
12. Rights of Way for Public Roadway of record in Instrument No. 20070511-0056717, Instrument No. 20070511-0056718 and Instrument No. 20070511-0056719, in the Register's Office for Davidson County, Tennessee.
13. Reservations contained in deed of record in Instrument No. 20170628-0065119, in the Register's Office for Davidson County, Tennessee.
14. Restrictions 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.
15. Charter for 212 Carothers Crossing Townhomes Association of record in Instrument Number 20200228-0022312, in the Register's Office for Davidson County, Tennessee.
16. 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 2003 Clement Street, 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 January 8, 2021.

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 January 8, 2021.

SR

NOTARY PUBLIC

My Commission Expires: 7-5-21