WARRANTY DEED	STATE OF TENNESSEE, COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $412,900.00. Affiant Subscribed and sworn to me on January 20, 2021. NOTARY PUBLIC

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

Karen Johnson Davidson County
Batch# 557729 DEEDWARR
01/20/2021 04:06:11 PM 3 pgs
Fees: $18.00 Taxes: $1,527.73

20210120-0008898

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #34109

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Spencer Allen Sexton Caroline Spradlin 349 Moira Circle Nolensville, TN 37135	Ameris Bank 1800 Parkway Place, Suite 820 Marietta, GA 30067	188-10-0C-240.00-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 Spencer Allen Sexton and Caroline Spradlin, 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. 240 on the Plan of Final Plat of Carothers Farms, Phase 3, Section 3 of record in Plat at Instrument No. 20191126-0122176, corrected by Scrivener's Affidavit of Plat Correction in Instrument No. 20200207-0014664, 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 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 Declaration of Covenants, Conditions and Restrictions of record in Master Restrictions in Instrument No. 20070627-0076581, amended in Instrument No. 20070821-0099817, Instrument No. 20080515-0049892, Instrument No. 20080515-0049893, Instrument No. 20171002-0100689, corrected by Instrument No. 20171220-0129697 and Instrument No. 20180125-0008094 (Davidson Co.) and in Book 757, Page 3304; Book 846, Page 3214; and Book 846, Page 3220 (Rutherford Co); Declarations of Covenants, Conditions and Restrictions in Instrument No. 20070627-0076582, amended in Instrument No. 20070821-0099818, Instrument No. 20171002-0100688 and Instrument No. 20190321-0025836 (Davidson Co.) and in Book 757, Page 3339 and Book 846, Page 3214 (Rutherford Co.) , Register's Office for 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 Book 9975, Page 541, and in Instrument No. 20170302-0020826, in the Register's Office for Davidson County, Tennessee.
6. Easements to Colonial Pipeline Co. of record in Book 3578, Page 491; Book 3611, Page 195 and Book 4588, Page 484, in the Register's Office for Davidson County, Tennessee.
7. Quitclaim Deed of common areas to Homeowners Association of record in Instrument No. 20180719-0070522, in the Register's Office for Davidson County, Tennessee.
8. Parking and Maintenance Easement of record in Instrument No. 20180719-0070523, in the Register's Office for Davidson County, Tennessee.
9. Charter for Homeowners Association of record in Instrument No. 20070307-0027908, in the Register's Office for Davidson County, Tennessee.
10. 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.
11. Easement and Memorandum Agreement of record in Instrument No. 20070123-0009057 and Assignment of Easement in Instrument No. 20140827-0078032 and Instrument No. 20121121-0107595, in the Register's Office for Davidson County, Tennessee.
12. Access Drainage, Utility and Pedestrian Easement of record in Instrument No. 20070119-0007972, in the Register's Office for Davidson County, Tennessee.
13. 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.
14. Reservations contained in deed of record in Instrument No. 20170628-0065119, in the Register's Office for Davidson County, Tennessee.
15. 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.
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 349 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 January 20, 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 20, 2021.

_____
NOTARY PUBLIC

My Commission Expires: 1-5-21

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