Karen Johnson Davidson County
Batch# 579465 DEEDWARR
02/26/2021 12:44:47 PM 3 pgs
Fees: $18.00 Taxes: $1,407.76
20210226-0024726

WARRANTY DEED



STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $380,475.00.

Affiant

Subscribed and sworn to me on 25th day of February, 2021.

NOTARY PUBLIC

My Commission Expires: 7-5-21

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #: 33953

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Brandi Michelle Mignard 163 Burkitt Commons Avenue Nolensville, TN 37135-2965	Central Bank of St. Louis 425 N. New Ballas Road, Suite 101 St. Louis, MO 63141-6845	186-03-0A- 068.00-CO

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 **BRANDI MICHELLE MIGNARD, A SINGLE PERSON**, 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 No. 68 on the Plan of Final Plat, Burkitt Commons, Phase 4 of record in Plat at Instrument No. 20200617-0063022, 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 a portion of the same property conveyed to Regent Homes, LLC by Special Warranty Deed from Newco-Burkitt, LLC of record in Instrument No. 20160421-0039019 Register's Office for Davidson County, Tennessee, dated April 20, 2016 and recorded on April 21, 2016.
AND
Being a portion of the same property conveyed to Regent Homes, LLC by Special Warranty Deed from Burkitt Commons, LLC of record in Instrument No. 20160421-0039020 Register's Office for Davidson County, Tennessee, dated April 20, 2016 and recorded on April 21, 2016.
ALSO

Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company by Quitclaim deed from Newco-Burkitt, LLC, a Tennessee limited liability company and Burkitt Commons, LLC, a Tennessee limited liability company of record in Instrument No. 20160421-0039022 Register's Office for Davidson County, Tennessee, dated April 20, 2016 and recorded on April 21, 2016.

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

1. **2021 property taxes which have been prorated by the parties and assumed by the Grantee.**
2. **Subject to all matters shown on the Plan of record as Instrument Number 20200617-0063022, 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 Instrument Number 20180202-0010924, amended and supplemented in Instrument No. 20190321-0025835 and supplemented in Instrument No. 20191219- 0131322, 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. **Sanitary Sewer and/or Storm Drainage Easement of record in Instrument Number 20050908-0108101 (all)., in the Register's Office for Davidson County, Tennessee.**
5. **Easement and Contribution Agreement of record in Instrument Number 20050816-0096915, in the Register's Office for Davidson County, Tennessee.**
6. **Declaration Regarding Outparcels of record in Instrument Number 20200430-0045540, in the Register's Office for Davidson County, Tennessee.**
7. **Charter for Homeowners Association of record in Instrument Number 20180125-0008085, in the Register's Office for Davidson County, Tennessee.**
8. **Overhead Line Easement of record in Instrument Number 20060816-0100824, in the Register's Office for Davidson County, Tennessee.**
9. **Restriction for Storm Water Facilities and Systems of record in Instrument Number 20170308-0022983, in the Register's Office for Davidson County, Tennessee.**
10. **Subject to all matters of record in Instrument No. 20181116-0112828, in the Register's Office for Davidson County, Tennessee**
11. **Easement Agreement of record in Instrument Number 20201113-0134459, in the Register's Office for Davidson County, Tennessee.**
12. **Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and right of ways for public utilities applicable to this property.**

This property is also known as improved property located at 163 Burkitt Commons Avenue, Nolensville, TN 37135-2965.

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 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 representatives, 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 this 25th day of February, 2021.

REGENT HOMES, LLC
a Tennessee limited liability company

By: Richard W. Sebastian
Its: 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 and seal, this 25th day of February, 2021.

Notary Public, State of Tennessee

My Commission Expires: 7-5-21

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