WARRANTY DEED



STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $394,200.00.

Affiant

Subscribed and sworn to me on 26th day of February, 2021.

NOTARY PUBLIC

My Commission Expires: 7-5-21

Karen Johnson Davidson County
Batch# 580029 DEEDWARR
03/01/2021 08:11:35 AM 3 pgs
Fees: $18.00 Taxes: $1,458.54

20210301-0025010

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #: 34286

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Maxwell Tatar and Krista Crennan 443 Red Sunset Court Brentwood, TN 37027	Central Bank of St. Louis 425 N. New Ballas Road, Suite 101 St. Louis, MO 63141-6845	181-06-0B- 028.00-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 **MAXWELL TATAR AND KRISTA CRENNAN, 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 Lot No. 28 as shown on the Final Subdivision Plat for The Heights at Autumn Oaks, Phases 5 & 6, of record in Instrument No. 20200429-0044960, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete legal description.

Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee Limited Liability Company, by Warranty deed from OHB Land, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20191212-0128370 Register's Office for Davidson County, Tennessee, dated December 10, 2019 and recorded on December 12, 2019.

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 Grantees.**
2. **Subject to all matters shown on the Plan of record as Instrument No. 20200429-0044960, 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 20200617-0062783, 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. **Charter of The Heights of Autumn Oaks Homeowners Association, Inc of record in Instrument Number 20200616-0061907, in the Register's Office for Davidson County, Tennessee.**
5. **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 443 Red Sunset Court, Brentwood, TN 37027-8825.

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 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 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 this 26th 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 26th day of February, 2021.

Notary Public, State of Tennessee

My Commission Expires: 7-5-21

