| WARRANTY DEED | STATE OF TENNESSEE, COUNTY OF DAVIDSON<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $507,900.00.<br><br>Affiant<br><br>Subscribed and sworn to me on May 28, 2021.<br><br>NOTARY PUBLIC |
|---|---|

SUSANNAH L. DANIEL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 5, 2025

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #34148

Karen Johnson Davidson County
Batch# 646074 DEEDWARR
05/28/2021 03:19:12 PM 3 pgs
Fees: $18.00 Taxes: $1,879.23
20210528-0072582

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Paul Hughes<br>Nell Hughes<br>2009 Kirkwall Drive<br>Nolensville, TN 37135 | Movement Mortgage, LLC<br>8024 Calvin Hall Road<br>Indian Land, SC 29707 | 187-10.00 & 166.00 (PART OF) |

**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 Paul Hughes and Nell Hughes, 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. 3 on the Plan of Phase Two, Burkitt Village, of record in Plat at Instrument No. 20200910-0103205, 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, a Tennessee Limited Liability Company by Special Warranty Deed from Y & H, G.P., a Tennessee General Partnership (aka Y & H Tennessee Partnership) and Rachel Yazdian Spielman (formerly known as Amy Yazdian) and Amy Yazdian Pearl of record in Instrument No. 20190322-0026350 Register's Office for Davidson County, Tennessee, dated March 20, 2019 and recorded on March 22, 2019.

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 20200910-0103205, 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 20130717-0074035, supplemented in Instrument No. 20140310-0020071 and Instrument No. 20140814-0073542 and DCCR's in Instrument No. 20150227-0017002, Instrument No. 20161118-0122034, Instrument No. 20161118-0122035, Instrument No. 20161118-0122036, Instrument No. 20161130-0125372, Instrument No. 20161130-0125373, Instrument No. 20170504-0044438, Instrument No. 20170720-0073493, Instrument No. 20170720-0073494, Instrument No. 20171108-01148707, Instrument No. 20180622-0060478, Instrument No. 20181204-0118306, Instrument No. 20190729-0074339, Instrument No. 20200909-0102654, Instrument No. 20200921-0107902, Instrument No. 20201012-0013675, 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 for Homeowners Association of record in Instrument Number 20121213-0114972, in the Register's Office for Davidson County, Tennessee.
5. Easement to Global Signal of record in Instrument Number 20140509-0039932, in the Register's Office for Davidson County, Tennessee.
6. Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument Number 20121029-0098753, Instrument Number 20130724-0076308 and Instrument Number 20150626-0061523, in the Register's Office for Davidson County, Tennessee.
7. Ingress, Egress and Utility Easement of record in Instrument Number 20121218-0116523, in the Register's Office for Davidson County, Tennessee.
8. Sanitary Sewer Easement of record in Instrument Number 20051031-0131232, in the Register's Office for Davidson County, Tennessee.
9. Easement Agreement of record in Book 10424, Page 26, in the Register's Office for Davidson County, Tennessee.
10. Lease Agreement of record in Book 10424, Page 22, Assignment of Lease in Instrument No. 20010724¬0078137, Instrument No. 20140509-0039933, Instrument No. 20140509-0039935, Instrument No. 20051031-0131235, re-recorded in Instrument No. 20051107-0134543, in the Register's Office for Davidson County, Tennessee.
11. 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 2009 Kirkwall Drive, 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 May 28, 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 May 28, 2021.

_____
NOTARY PUBLIC

My Commission Expires: 5-5-25

SUSANNAH L. DANIEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2025