WARRANTY DEED

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

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $492,400.00.

Affiant

Subscribed and sworn to me on August 18, 2021.

NOTARY PUBLIC

Karen Johnson Davidson County
Batch# 700392 **DEEDWARR**
08/18/2021 01:34:15 PM 3 pgs
Fees: $18.00 Taxes: $1,821.88
20210818-0111836

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #34270HUD

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
William Wooster Cynthia Wooster 308 Moira Circle Nolensville, TN 37135	SAME ADDRESS AS NEW OWNER	188-10-0C-207.00-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 William Wooster and Cynthia Wooster, 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. 207 on the Plan of Final Plat of Carothers Farms, Phase 3, Section 3 of record in Plat at Instrument No. 20191126-0122176, being 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.
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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 2, 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 by Scrivener's Affidavit of Plat Correction 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 Instrument No. 20070627-0076582, Instrument No. 20070821-0099817, Instrument No. 20070821-0099818, Instrument No. 20080515-0049892, and Instrument No. 20171002-0100689, corrected by Scrivener's Affidavit in Instrument No. 20171220-0129697, Supplemental Declaration to Declaration of Charter, Easements, Covenants and Restriction for "Carothers Farms, Phase 3, Section 2" of record in Instrument No. 20190321-0025836 and Supplemental Declaration to Declaration of Charter, Easements, Covenants and Restriction for "Carothers Farms, Phase 3, Section 3" of record in 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. Master Deed Restrictions of record in Instrument No. 20070627-0076581, as amended in Instrument No. 20080515-0049893 and Instrument No. 20180125-0008094, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
5. Charter for Carothers Crossing Neighborhood Association, Inc. of record in Instrument No. 20070307-0027908, in the Register's Office for Davidson County, Tennessee.
6. Assignment and Assumption of Declarant Rights dated September 26, 2017 of record in Instrument Number 20171002-0100690, in the Register's Office for Davidson County, Tennessee.
7. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20171116-0117787 and Instrument Number 20171116-0117788, in the Register's Office for Davidson County, Tennessee.
8. 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 308 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 August 18, 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 August 18, 2021.

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NOTARY PUBLIC

My Commission Expires: 5-5-25

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