Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 774790 **DEEDWARR**
12/16/2021 10:12:37 AM 3 pgs
Fees: $18.00 Taxes: $1,451.42

20211216-0166250

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $392,275.00.

Affiant

Subscribed and sworn to me on December 13, 2021.

NOTARY PUBLIC

KATIE SHEFFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires Oct. 27, 2025

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #34794HUD

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Tammy Graffam John M. Graffam 330 Franklin Road, Suite 135A-238 Brentwood, TN 37027	330 Franklin Road, Suite 135A-238 Brentwood, TN 37027	188-10-0A-250.00-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 Tammy Graffam and John M. Graffam, wife and husband, 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. 250 on the Plan of Phase 7, Section 1C, Carothers Crossing, of record in Plat at Instrument No. 20210120-0008752, 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 part 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. 20190528-0050141, in the Register's Office of Davidson County, Tennessee, dated May 17, 2019 and recorded on May 28, 2019.

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

1. 2021 Davidson County which have been prorated by the parties and paid by Grantor; 2022 and subsequent taxes are assumed by the Grantees.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase 7, Section 1C, Carothers Crossing, as recorded in Instrument No. 20210120-0008752, in the Register's Office for Davidson County, Tennessee.
3. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Carothers Crossing Condominium of record in Instrument No. 20070627-0076581, as amended by instrument(s) of record in Instrument No. 20080515-0049893 and Instrument No. 20180125-0008094 and Assignment and Assumption of Declarant Rights recorded in Instrument No. 20171002-0100690; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
4. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20070627-0076582; Amendments recorded in Instrument No. 20080515-0049892; Instrument No. 20171002-0100689 and Scrivener's Affidavit recorded in Instrument No. 20171220-0129697 and Supplemental Declaration recorded in Instrument No. 20210625-0086747, in the Register's Office for Davidson County, Tennessee.
5. Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20190508-0043213, in the Register's Office for Davidson County, Tennessee.
6. Easement for Right of Way, recorded in Book 3578, Page 491; Book 3611, Page 193; Book 3611, Page 195; Book 3671, Page 353; Book 4588, Page 476; Book 4588, Page 484; and Instrument No. 20140507-0038903 and Supplemental Declaration recorded in Instrument No. 20140603-0048042, in the Register's Office for Davidson County, Tennessee.
7. Easement for Access, Drainage, Utility and Pedestrian, recorded in Instrument No. 20070119-0007972, in the Register's Office for Davidson County, Tennessee.
8. Easement recorded in Easement and Memorandum of Agreement recorded in Instrument No. 20070123-0009057 and Assignment of Easement recorded in Instrument No. 20121121-0107595 and Instrument No. 20140827-0078032, in the Register's Office for Davidson County, Tennessee.
9. Easement for Sanitary Sewer Mains, Pumps and Appurtenances, recorded in Instrument No. 20170302-0027273, in the Register's Office for Davidson County, Tennessee.
10. Easement for Stormwater Pipe Conveyances and Appurtenances, recorded in Instrument No. 20170321-0027273, 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 3100 Patcham 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 December 13, 2021.

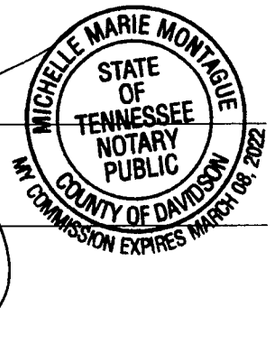
REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY:

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 December 13, 2021.



_____
NOTARY PUBLIC

My Commission Expires: _____