aren Johnson Davidson County
Batch# 775063 DEEDWARR
12/16/2021 02:19:43 PM 3 pgs
Fees: $18.00 Taxes: $1,278.72
20211216-0166587

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $345,600.00.

Affiant

Subscribed and sworn to me on 14th day of December, 2021.

NOTARY PUBLIC

My Commission Expires: 5/22/2023

TRACI NEWBY STATE OF TENNESSEE NOTARY PUBLIC GILES COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Richard W Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #: 34789

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Nicholette K. Talley and Jeffrey Talley 3102 Patcham Drive Nolensville, TN 37135	SWBC Mortgage 9311 San Pedro Avenue, Suite 100 San Antonio, TX 78216	188-10-0A- 251.00-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 **NICHOLETTE K. TALLEY, AN UNMARRIED WOMAN, AND JEFFREY TALLEY, AN UNMARRIED MAN**, 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. 251 on the Plan of Phase 7, Section 1C, Carothers Crossing, of record in Plat at Instrument No. 2021012-0008752, 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 limited 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 property taxes which have been prorated by the parties and 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 Plat Book 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 Phase 7, Section 1C, Carothers Crossing Condominium of record in Instrument No. 20070627-0076581, as Supplemental Declaration recorded in Instrument No. 20070821-0099817 and Instrument No. 20070821-0099818; Amendment recorded in Instrument No. 20080515-0049893; Instrument No. 20180125-0008094; 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 as amended in Instrument No. 20080515-0049892; Instrument No. 20171002-0100689 and Scrivener's Affidavit record in Instrument No. 20171220-0129697; Supplemental Declaration recorded in Instrument No. 20171002-0100688; Instrument No. 20190321-0025836; Instrument No. 20200803-0085368; and Instrument No. 20210625-0086747 Assignment and Assumption of Declarant Rights record in Instrument No. 20171002-0100690, in the Register's Office for Davidson County, Tennessee.**
5. **Covenants, Conditions and Restrictions as set forth in Stormwater Facilities and Systems recorded in Instrument No. 20190508-0043213 and Instrument No. 20211022-0142369, in the Register's Office for Davidson County, Tennessee.**
6. **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 3102 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 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 14th day of December, 2021.

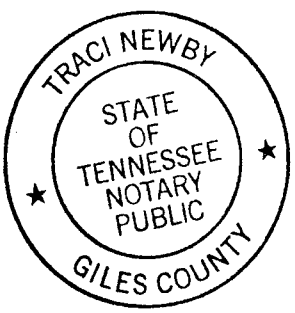
REGENT HOMES, LLC
a Tennessee limited liability company

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 14th day of December, 2021.



Notary Public, State of Tennessee
My Commission Expires: 5/22/2023