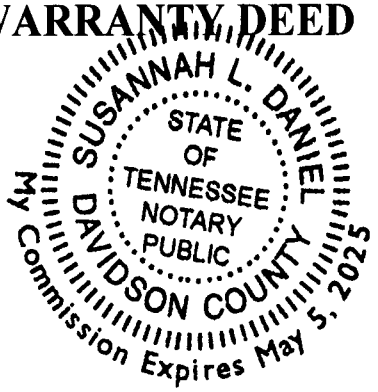
WARRANTY DEED



STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $350,375.00.

Affiant

Subscribed and sworn to me on 17th day of December, 2021.

NOTARY PUBLIC

My Commission Expires:

Karen Johnson Davidson County
Batch# 776420 DEEDWARR
12/17/2021 02:50:34 PM 3 pgs
Fees: $18.00 Taxes: $1,296.39

20211217-0167379

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #: 34796

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Christopher M. Jackson and Bianca A. Jackson 3110 Patcham Drive Nolensville, TN 37135	Mortgage Investors Group 8320 East Walker Springs Lane Knoxville, TN 37923	188-10-0A- 255.00-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 **CHRISTOPHER M. JACKSON AND BIANCA A. JACKSON, 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. 255 on the Plan of Phase 7, Section 1C, Carothers Crossing, of record in Plat 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 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 Instrument No. 20210120-008752, 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 Nos. 20080515-0049893 and 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, supplemented in Instrument Nos. 20070821-0099817 and 20070821-0099818; amended in Instrument No. 20080515-0049892; supplemented in Instrument No. 20171002-0100688; amended in Instrument No. 20171002-0100689 and Scrivener's Affidavit recorded in Instrument No. 20171220-0129697; Assignment and Assumption of Declarant Rights recorded in Instrument No. 20171002-0100690; and supplemented in Instrument Nos. 20190321-0025836, 20200803-0085638 and 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 Nos. 20190508-0043213 and 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 3110 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 17th 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 17th day of December, 2021.

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

Notary Public, State of Tennessee
My Commission Expires: _____