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 $264,900.00.

Affiant

Subscribed and sworn to me on 7 day of March, 2022.

NOTARY PUBLIC

My Commission Expires:

Karen Johnson Davidson County
Batch# 817832 DEEDWARR
03/08/2022 03:31:40 PM 3 pgs
Fees: $18.00 Taxes: $980.13
20220308-0026588

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #: 34384

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Joshua M. Lester and Callie Rae Cook 1011 Vida Way #104 Nolensville, TN 37135	Legacy Home Loans, LLC 4004 Hillsboro Road, Suite 216B Nashville, TN 37215	186-03-0B-008.00-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 **JOSHUA M. LESTER AND CALLIE RAE COOK, 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 104, of Burkitt Commons Stacked Flats (within Lot 76), A Condominium Development established under the Declaration of Covenants, Conditions and Restrictions establishing Burkitt Commons Stacked Flats, A Condominium Development of record in Instrument No. 20210826-0115544, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof, said Unit being depicted on Exhibit to said Declaration; together with a percentage interest in the common elements as set forth in Exhibit "D" to said Declaration.

Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company, by Special Warranty Deed from Newco-Burkitt, LLC, a Tennessee limited liability company, of record in Instrument No. 20160421-0039019, Register's Office for Davidson County, Tennessee, dated April 20, 2016 and recorded on April 21, 2016.
AND:
Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company, by Special Warranty Deed from Burkitt Commons, LLC, a Tennessee limited liability company, of record in Instrument No. 20160421-0039020, Register's Office for Davidson County, Tennessee, dated April 20, 2016 and recorded on April 21, 2016.
AND ALSO:
Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company, by Quitclaim Deed from Newco-Burkitt, LLC, a Tennessee limited liability company, and Burkitt Commons, LLC, a Tennessee limited liability

company, of record in Instrument No. 20160421-0039022, Register's Office for Davidson County, Tennessee, dated April 20, 2016 and recorded on April 21, 2016.

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

1. **2022 property 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 20200617-0063022, 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 20210826-0115544, 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. **Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20180202-0010924, amended and supplemented in Instrument No. 20190321-0025835, supplemented in Instrument No. 20191219-0131322, and Instrument No. 20210727-0101163 and Instrument No. 20210811-0108371 and Instrument No. 20210907-0119778, 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.**
5. **Sanitary Sewer and/or Storm Drainage Easement of record in Instrument Number 20050908-0108101 (all)., in the Register's Office for Davidson County, Tennessee.**
6. **Easement and Contribution Agreement of record in Instrument Number 20050816-0096915, in the Register's Office for Davidson County, Tennessee.**
7. **Declaration Regarding Outparcels of record in Instrument Number 20200430-0045540, in the Register's Office for Davidson County, Tennessee.**
8. **Charter for Homeowners Association of record in Instrument Number 20180125-0008085, in the Register's Office for Davidson County, Tennessee.**
9. **Overhead Line Easement of record in Instrument Number 20060816-0100824, in the Register's Office for Davidson County, Tennessee.**
10. **Restriction for Storm Water Facilities and Systems of record in Instrument Number 20170308-0022983, in the Register's Office for Davidson County, Tennessee.**
11. **Easement Agreement of record in Instrument Number 20201113-0134459, in the Register's Office for Davidson County, Tennessee.**
12. **Grant of Overhead Line Agreement of record in Instrument No. 20060816-0100824, in the Register's Office for Davidson County, Tennessee.**
13. **Sewage Soil Absorption Letter of record in Book 4933, Page 801, in the Register's Office for Davidson County, Tennessee.**
14. **Application for Greenbelt Assessment of record in Book 5439, Page 372, and in Book 6836, Page 23, in the Register's Office for Williamson County, Tennessee and Book 8881, Page 778, in the Register's Office for Davidson County, Tennessee.**
15. **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 1011 Vida Way #104, 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 7 day of March, 2022.

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 7 day of March, 2022.

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

Notary Public, State of Tennessee
My Commission Expires: _____