WARRANTY DEED

SUSANNAH L. DANIEL NOTARY PUBLIC STATE OF TENNESSEE 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 $322,550.00.

Affiant

Subscribed and sworn to me on 18th day of April, 2022.

NOTARY PUBLIC

My Commission Expires:

Karen Johnson Davidson County
Batch# 842326 DEEDWARR
04/19/2022 03:46:08 PM 3 pgs
Fees: $18.00 Taxes: $1,193.44

20220419-0045312

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #: 35005

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Sarah Mcgahan Nichols 1009 Milson Lane Nolensville, TN 37135	F & M Bank 10 Cadillac Drive, Suite 100 Brentwood, TN 37027	188-10-0A -366.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, 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 **SARAH MCGAHAN NICHOLS, UNMARRIED WOMAN**, hereinafter called **"GRANTEE,"** her 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. 366 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 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 limited partnership, of record in Instrument No. 20190528-0050141 Register's Office for 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. **2022 property taxes which have been prorated by the parties and assumed by the Grantee.**

2. Subject to all matters shown on the Plan of record as Instrument Number 20210120-0008752, 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 20070627- 0076582, amended in Instrument No. 20070821-0099817, Instrument No. 20070821-0099818, Instrument No. 20080515-0049894, Instrument No. 20171002-0100688, Instrument No. 20190321-0025836, 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 Title42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
4. Assignment of Declarants Rights of record in Instrument Number 20171002-0100690, in the Register's Office for Davidson County, Tennessee.
5. Quitclaim Deed of Common Areas to Homeowners Association of record in Instrument Number 20180719-0070522, in the Register's Office for Davidson County, Tennessee.
6. Parking and Maintenance Easement of record in Instrument Number 20180719-0070523, in the Register's Office for Davidson County, Tennessee.
7. Charter for Homeowners Association of record in Instrument Number 20070307-0027908, in the Register's Office for Davidson County, Tennessee.
8. Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument Number 20070711-0082648 and Instrument No. 20070810-0095900, in the Register's Office for Davidson County, Tennessee.
9. Easement and Memorandum Agreement of record in Instrument Number 20070123-00009057 and Assignment of Easement in Instrument No. 20140827-0078032, in the Register's Office for Davidson County, Tennessee.
10. Access Drainage, Utility and Pedestrian Easement of record in Instrument Number 20070119-0007972, in the Register's Office for Davidson County, Tennessee.
11. Right of Way for Public Roadway of record in Instrument Number 20070511-0056717, Instrument No.20070511-0056718 and Instrument No. 20070511-0056719, in the Register's Office for Davidson County, Tennessee.
12. Reservations contained in Deed of record in Instrument Number 20170628-0065119, in the Register's Office for Davidson County, Tennessee.
13. Restrictions for Storm Water Facilities and Systems of record in Instrument Number 20190508-0043213, in the Register's Office for Davidson County, Tennessee.
14. Sewer Line Easement of record in Book 9975, Page 541and Instrument No. 20170302-0020826, in the Register's Office for Davidson County, Tennessee.
15. Easement to Colonial Pipeline Co. of record in Book 3578, Page 491, Book 3611, Page 195 and Book 4588, Page 484, in the Register's Office for Davidson County, Tennessee.
16. Restrictions of record as Instrument Number 20070627-0076581, amended in Instrument No. 20070821-0099817, Instrument No. 20070921- 0099818, Instrument No. 20080515-0049892, Instrument No. 20080515- 0049893, Instrument No. 20171002-0100689, corrected in Instrument No. 20171220-

0129697 and Instrument No. 20180125-0008090034 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.

17. **Restrictive Covenant for Detached Structure of record in Instrument Number 20210806-0106054, in the Register's Office for Davidson County, Tennessee.**
18. **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 1009 Milson Lane, 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 GRANTEE, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE 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 GRANTEE, her 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 18th day of April, 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 18th day of April, 2022.

SUSAN MARIE DAVIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires May 5, 2025

Notary Public, State of Tennessee
My Commission Expires: 5-5-25