Karen Johnson Davidson County
Batch# 924954 DEEDWARR
10/04/2022 09:22:30 AM 4 pgs
Fees: $23.00 Taxes: $1,980.61
20221004-0109281

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $535,300.00.

Affiant

Subscribed and sworn to me on September 30, 2022.

NOTARY PUBLIC

MACY STEELE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #35870

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Bryan Keach 1022 Stoneleigh Lane Nolensville, TN 37135	SAME ADDRESS AS NEW OWNER	188-10-0A-320.00-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 Bryan Keach and , 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. 320 on the Plan of Carothers Crossing, Phase 7, Section 2 of record in Plat at Instrument No. 20211029-0145243, 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 partnership of record in Instrument No. 20201124-0137705, Register's Office for Davidson County, Tennessee, dated November 10, 2020 and recorded on November 24, 2020. (Value or consideration as shown in aforementioned deed $0.00.)

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

1. 2022 Davidson County Taxes which have been prorated by the parties and are assumed by the Grantee(s).
2. Subject to all matters shown on the Plan of record as Instrument No. 20211029-0145243, Register's Office of Davidson County, Tennessee.
3. Master Deed Restrictions for Carothers Crossing of record as Instrument No. 20070627-0076581, as amended by Instrument No. 20080515-0049893 and Instrument No. 20180125-0008094, 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.

4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration Covenants, Conditions and Restrictions for Carothers Crossing of record in Instrument No. 20070627-0076582, as amended by Instrument No. 20080515-0049892 and Instrument No. 20171002-0100689 and Scrivener's Affidavit recorded in Instrument No. 20171220-0129697, 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. Agreement for Dedication of Easement for Stormwater Pipe Conveyances and Appurtenances of record in Instrument Number 20170321-0027273, in the Register's Office for Davidson County, Tennessee.
6. Assignment and Assumption of Declarant Rights of record in Instrument Number 20171002-0100690, in the Register's Office for Davidson County, Tennessee.
7. Easement and Memorandum Agreement of record in Instrument Number 20070123-0009057, in the Register's Office for Davidson County, Tennessee.
8. Right of Way Deed granted to Davidson County, Tennessee of record in Book 2748, Page 587, in the Register's Office for Davidson County, Tennessee.
9. Right of Way Easement granted to Colonial Pipeline of record in Book 3578, Page 491, in the Register's Office for Davidson County, Tennessee.
10. Right of Way Easement granted to Colonial Pipeline of record in Book 4588, Page 484, in the Register's Office for Davidson County, Tennessee.
11. Agreement for Dedication of Easement for Stormwater Pipe Conveyances and Appurtenances of record in Instrument Number 20170302-0020826, in the Register's Office for Davidson County, Tennessee.
12. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20190508-0043213, in the Register's Office for Davidson County, Tennessee.
13. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20201013-0118762, in the Register's Office for Davidson County, Tennessee.
14. Stormwater Detention Agreement of record in Instrument Number 20070702-0078659, in the Register's Office for Davidson County, Tennessee.
15. Charter for Caruthers Crossing Neighborhood Association of record in Instrument Number 20070307-0027908, in the Register's Office for Davidson County, Tennessee.
16. No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.
17. Subject to rights of others in and to the common areas and/or elements.
18. 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 1022 Stoneleigh 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 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 September 30, 2022.

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 September 30, 2022.

_____
NOTARY PUBLIC

My Commission Expires: _____



TRUE COPY CERTIFICATION

I, Jack E. Gritton, II, do hereby make oath that I am a licensed Attorney and/or custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on 9/30/22, (Date of Document)

Affiant Signature

Date: 9/30/22

State of Tennessee

County of Rutherford

Sworn and Subscribed to me this 30 day of September, 2022

Notary Public

My Commission Expires: 2/24/26

MACY STEELE
NOTARY PUBLIC
OF
TENNESSEE
RUTHERFORD COUNTY
My Commission Expires