WARRANTY DEED

Karen Johnson Davidson County
Batch# 925042 DEEDWARR
10/04/2022 11:35:30 AM 4 pgs
Fees: $23.00 Taxes: $1,128.13
20221004-0109415

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $304,900.00.

Affiant

Subscribed and sworn to me on September 29, 2022.

NOTARY PUBLIC
my commission expires 8/10/25

CHRISTINA INDREI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #34702CDF

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Daniel Swain Marlo Swain 1011 Vida Way, #106 Nolensville, TN 37135	Legacy Home Loans dba Steadfast Mortgage 4004 Hillsboro Pike Ste. 216B Nashville, TN 37215	186-03-0B-010.00-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 Daniel Swain and Marlo Swain, 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. 106, of Burkitt Commons Stacked Flats (within Lot 76), A Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, 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 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 Homes of record in Instrument No. 20160421-0039020, Register's Office for Davidson County, Tennessee, dated April 20, 2016 and recorded on April 21, 2016.

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 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 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, Instrument Number 202203040025194, Instrument Number 20220317-0031260, 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 8881, Page 778, in the Register's Office for Davidson County, Tennessee.
15. The land has been classified as Greenbelt for assessment, levy and collection purposes and may be subjected to substantial rollback taxes as defined in Tennessee Code Annotated, Section 67-5-1001.
16. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

17. 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 1011 Vida Way, #106, 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 29, 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 29, 2022.

_____
NOTARY PUBLIC

My Commission Expires: _____



Tennessee Certification of Electronic Document

I, Robin White, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 29, 2022 (date of document).

Affiant Signature

9.29.22
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 29 day of September, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 8/10/25

NOTARY'S SEAL

CHRISTINA INDREI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY