Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 930809 DEEDWARR
10/18/2022 10:50:53 AM 3 pgs
Fees: $18.00 Taxes: $1,534.02

20221018-0113665

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $414,600.00.

Katie Bradley
Affiant

Subscribed and sworn to me on October 14, 2022

Sezen Yilmaz
NOTARY PUBLIC

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #35386

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| BAC Buildings, LLC<br>861 Westcott Lane<br>Antioch, TN 37013 | SAME ADDRESS AS NEW OWNER | 187-01-0B-094.00 |

**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 **BAC Buildings, LLC, an Illinois Limited Liability Company** 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. 94 of Burkitt Ridge, Phase 3B, District 3, as shown on plat of record in Instrument No. 202111020146506, 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. 20190322-0026352, Register's Office for Davidson County, Tennessee, dated March 20, 2019 and recorded on March 22, 2019.

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

1. 2022 Davidson County Taxes and City of Antioch Taxes which have been prorated by the parties and are assumed by the Grantee(s).
2. All matters shown on the Plan of record in Plat at Instrument No. 202111020146506, Register's Office for 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 No. 20200911-0103602, amended and supplemented in Instrument No. 20201120-0137028, Instrument No. 20210826-0115548,

Instrument No. 20210505-0060576, Instrument No. 20220225-0021710, Instrument No. 20220729-0086702, 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. Application for Greenbelt Assessment - Agricultural of record in Instrument No. 20180222-0016884, in the Register's Office for Davidson County. Tennessee.
5. 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.
6. Easement to Piedmont Natural Gas Company of record in Instrument No. 20110311-0019588, in the Register's Office for Davidson County, Tennessee.
7. Anchor Easement to Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20140204-0009863, in the Register's Office for Davidson County, Tennessee.
8. Charter for Burkitt Ridge Neighborhood Association, Inc. of record in Instrument No. 20200910-0102877 and Instrument No. 20210505-0060462 in the Register's Office for Davidson County, Tennessee.
9. Restriction for Stormwater Facilities and Systems of record in Instrument No. 20190131-0009559, in the Register's Office for Davidson County, Tennessee.
10. Subject to rights of others in and to the common areas and/or elements.
11. 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 861 Westcott Lane, Antioch, TN 37013.

**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 October 14, 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 October 14, 2022.

_____
NOTARY PUBLIC

My Commission Expires: _____

