Karen Johnson Davidson County
Batch# 1018275 DEEDWARR
06/23/2023 10:16:23 AM 3 pgs
Fees: $18.00 Taxes: $1,998.28
20230623-0047861

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,075.00.

Kimberly Simpson
Affiant

Subscribed and sworn to me on June 22, 2023

J. Walker Lewis
Notary Public

THIS INSTRUMENT WAS PREPARED BY:
Richard W Sebastian
ORTALE KELLEY LAW FIRM
330 Commerce Street, Ste. 110
Nashville, TN 37201
Our File No.: 36347

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP- PARCEL NO.
Kimberly Simpson 1064 Indigo Alley Brentwood, TN 37027	SAME ADDRESS AS NEW OWNER	- 181-11-0D-106.00-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 Kimberly Simpson, an unmarried person, 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. 106, on the Final Plat, The Hill Property, Phase 1A, of record in Instrument No. 20210728-0101347 and as corrected by Surveyor's Certificate of Correction in Instrument No. 20220218-0019313, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Regent Homes, LLC, a Tennessee Limited Liability Company by Special Warranty Deed from Green Trails, LLC, a Tennessee limited liability company of record in Instrument Number 20211222-0169359, Register's Office for Davidson County, Tennessee, dated December 20, 2021 and recorded on December 22, 2021.

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

1. DAVIDSON County Property Taxes which have been prorated by the parties and assumed by the Grantee for the year 2023.

2. Subject to all matters shown on the Plan of record in Instrument No. 20210728-0101347, as corrected by Surveyor's Certificate of Correction in Instrument No. 20220218-0019313, Register's Office for Davidson County,Tennessee.

3. Subject to all matters shown on the Plan of record as Instrument Number 20210720-0097060, Register's Office of Davidson County, Tennessee.

4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants Conditions and Restrictions for Autumn View with By-Laws appended thereto, of record in Instrument No. 20171120-0119163, having been amended by First Supplement to the Declaration of Covenants, Conditions, and Restrictions for Autumn View (Annexing Phase Two A Property) of record in Instrument No. 20191018-0106855; First Supplement having been corrected by Scrivener's Affidavit of record in Instrument No. 20191030-0111535; further supplemented by Second Supplement to the Declaration of Covenants, Conditions, and Restrictions for Autumn View (Annexing Phase Two B Property) of record in Instrument No. 20200722-0080431; further supplemented by Third Supplement to the Declaration of Covenants, Conditions, and Restrictions for Autumn View (Annexing Phase 1B Hill Property) of record in Instrument No. 20210727-0100923; further supplemented by Fourth Supplement to the Declaration of Covenants, Conditions, and Restrictions for Autumn View (Annexing Phase 1A Hill Property) of record in Instrument No. 20211221-0168357; further supplemented by Fifth Supplement to the Declaration of Covenants, Conditions, and Restrictions for Autumn View (Annexing Phase 2 Hill Property) of record in Instrument No. 20221109-0120350, 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. Charter of Autumn View Homeowners Association, Inc. of record in Instrument No. 20171120-0119162, Register's Office for Davidson County, Tennessee.

6. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20200729-0083273 and Instrument No. 20200729-0083222, Register's Office for Davidson County, Tennessee.

7. Grant of Transmission Line Easement of record in Book 4425, Page 544, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 1064 Indigo Alley, Brentwood, TN 37027.

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 June 22, 2023.

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/herself to be the Authorized Representative of Regent Homes, LLC, the within named bargainor, and that he/she as such Authorized Representative executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself/herself as Authorized Representative.

Witness my hand, at office, on June 22, 2023.

_____
NOTARY PUBLIC

My Commission Expires: _____

