# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140045433 DEEDWARR
Recvd: 06/26/14 10:18 2 pgs
Fees:13.00 Taxes:999.41
20140626-0055929

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,112..00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of JUNE, 2014.,

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03/21/2018

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Jeremiah S. Monds and Rebecca C. Monds, husband and wife | Same | 156010B04200 |
| (NAME) | (NAME) | |
| 7801 Harpeth View Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville 37221 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Two Hundred Seventy Thousand One Hundred Twelve And No/100 Dollars ($270,112.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Richard Domenico and Scottie Domenico, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jeremiah S. Monds and Rebecca C. Monds, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, State of Tennessee, being Lot No. 42, on the Plan of Harpeth View Subdivision, of record in Plat Book 6900, page 319, Register's Office for said County, to whcih plan reference is made for a more complete description thereof.

Being the same property conveyed to Richard Domenico and Scottie Domenico by Warranty Deed dated December 17, 2004 from Pamela J. McDonald, an unmarried woman and filed of record in Instrument No. 20041229-0154070, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 7801 Harpeth View Drive, Nashville, TN 37221

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 we do covenant with the said Grantees that we are 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 we do further covenant and bind ourselves, our heirs and representatives, 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 our hands this 23rd day of June, 2014.

Richard Domenico

Scottie Domenico

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Richard Domenico and Scottie Domenico, husband and wife, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this23rd day of June, 2014.

Notary Public

My Commission Expires:
3/6/18

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY