Davidson County DEEDWARR
Recvd: 03/04/15 15:56 3 pgs
Fees:18.00 Taxes:3067.30
20150304-0019126

#32191

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $829,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF FEBRUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

KELLY E. COX STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires November 6, 2017

File No.: ALW-15-3415-UNITA

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gautam Jayram	New Owner	117-7-W-1.00 CO
(NAME)	(NAME)	
3415A Hopkins Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **DOMAINE DEVELOPMENT, LLC**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **GAUTAM JAYRAM, UNMARRIED**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. A, together with the appurtenant interest in the common elements of Hopkins Haven, a horizontal property regime with private elements established by Declaration in Instrument No. 20131204-0123731, Register's Office for Davidson County, Tennessee, said Unit being depicted on the site Plan attached as Exhibit C to the aforementioned Declaration, and being located upon the northerly 100 feet of Lot No. 150 on the Plan of The North Part of Noel's Subdivision of Watkins Grove, of record in Plat Book 547, page 156, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Domaine Development, LLC by Warranty Deed from Jonathan B. Hagan, unmarried, recorded on the 18th day of November, 2013 in Instrument No. 20131118-0118610, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) Restrictions of record in Instrument No. 20131204-0123731; 3) easements and covenants of record in Instrument No. 20140131-008910; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3415A Hopkins Street, Nashville, TN 37215.
(House Number) (Street) (City or Town) (Postal Zip)

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 GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE(S), 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/our hand(s) this 27th day of February, 2015.

Domaine Development, LLC

BY: _____
Tristan Kinsley
Sole Member/President

STATE OF Tennessee
COUNTY OF Davidson

On this the 27th day of February, 2015, before me personally appeared Tristan Kinsley, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged he executed this instrument for the prepare therein contained and further acknowledged himself to be the Sole Member and President of Domaine Development, LLC, the within named bargainor, a limited liability company, and that he/she as such Sole Member and President is authorized to execute this instrument on behalf of Domaine Development, LLC.

Witness my hand and official seal, this the 27th day of February, 2015.

_____
Notary Public
My Commission Expires: 10/16/16

ADAM G. LaFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016