(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150102653 DEEDWARR
Recvd: 12/04/15 10:17 3 pgs
Fees:18.00 Taxes:3108.00
20151204-0122274

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-27-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $840,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th DAY OF NOVEMBER, 2015,

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Domus Partners, LLC	Same	081 03 0 286.00, 081 03 0 285.00, 081 03 0 284.00, 081 03 0 282.00, 081 03 0 283.00 and 081 03 0 281.00
(NAME)	(NAME)	
2043 Hunterwood Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Eight Hundred Forty Thousand And No/100 Dollars ($840,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **James Garcia and Sharon Garcia, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Domus Partners, LLC**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT I:

Land in Davidson County, Tennessee, being all of Lots No. 73 and 74 on the Plan of Owens Buena Vista Subdivision of record Book 57, Page 26, Register's Office for Davidson County, Tennessee.

Said Lots 73 and 74 front together 180 feet on the easterly side of 9th Ave, North and extends back between lines, 125 feet, more or less, on the southerly line, to an alley measuring 171 feet, more or less.

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TRACT II:

Land in Davidson County, Tennessee, being the north 75 feet front and 70 feet rear of Lot No. 75 on the Plan of Buena Vista Subdivision, of record in Book 57, Page 26, R.O.D.C., Tennessee. According to survey by W. B. Southgate, Surveyor, said part of Lot 75 fronts 75 feet on easterly side of 9th Avenue, North and runs back between lines 191 feet on north line and 207.5 feet on the south line to an alley in the rear on which it measures 70 feet.

TRACT III:

Land in Davidson County, Tennessee, being Lot No. 76 and the southerly part of Lot No. 75 on the Plan of Owens Buena Vista, as of record in Book 57, Page 26, Register's Office for said County.

Said Lot No. 76 and the southerly part of Lot No. 75 adjoin and front together 105 feet on the easterly side of 9th Avenue North and run back between lines 207.5 feet on the north line and 231 feet on the south line to an alley in the rear on which they measure 98 feet.

TRACT IV:

Being Lot No. 77 on the Plan of Owen's Buena Vista Plan of Lots, as of record in Book 57, Page 26, Register's Office for said County. Said lot fronts 90 feet on the easterly side of 9th Avenue North, formerly Buena Vista Street and runs back 214 feet more or less on the Northerly line and 232 feet more or less on the southerly line to the westerly margin of an unnamed street and measures 84 feet more or less thereon.

ALL being the same property conveyed to James Garcia and Sharon Garcia, husband and wife by Warranty Deed from Joseph W. Morris, Charles W. Brown, and Timothy W. Morris, dated May 18, 2015 and recorded May 22, 2015 in Instrument No. 20150522-0047522, Register's Office for Davidson County.

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.

This is unimproved property, known as 2106, 2110, 2112, 2114, 2114A, 2200 9th Ave. North, Nashville, Tennessee.

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 30th day of November, 2015.

James Garcia

Sharon Garcia

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

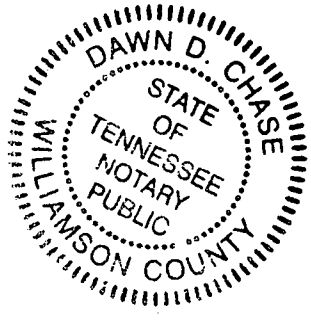
Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. James Garcia and Sharon Garcia, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of November, 2015.

Notary Public

My Commission Expires: 3/6/18

(SEAL)



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