THIS INSTRUMENT PREPARED BY:
Robert S. Peters
120 North Jefferson St.
Winchester, Tennessee 37398

BILL GARRETT, Davidson County
Trans:T20160006818 DEEDWARR
Recvd: 01/26/16 14:06 2 pgs
Fees:13.00 Taxes:1739.00
20160126-0007506

OWNER AND TAX RESPONSIBILITY:
Domaine Development LLC
3453 Hopkins
Nashville TN 37215
TAX ID: 104-140-008.00

WARRANTY DEED

FOR A FULL AND VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, **MARY MICHELLE ANNE DODRILL, F/K/A MICHELLE BELL**, hereinafter referred to as Grantor, has this day bargained and sold and does hereby transfer and convey unto **DOMAINE DEVELOPMENT, LLC**, hereinafter referred to as Grantee, its successors and assigns, the following described real estate situate and lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Being a tract of land in the City of Nashville, formerly 7th Civil District of Davidson County, being a part of a tract conveyed to R. W. Grizzard and wife, to George D. Waller and wife, by deed of record in Book 675, Page 668, as follows: beginning at a point in the Westerly margin of Chesterfield Avenue, formerly Sharondale Drive, formerly Compton Road, said point being 266.5 feet Northerly from the Northerly margin of Lancaster Avenue and the Westerly margin of Chesterfield Avenue; thence leaving Chesterfield Avenue Westerly 108.7 feet to a point; thence Northwesterly 74.5 feet to a point; thence Northerly 10.7 feet to a point; thence Easterly 160 feet; more or less to a point in the Westerly margin of Chesterfield Avenue; thence with the Westerly margin of said Avenue Southerly 65 feet to the point of beginning.

Being the same property conveyed to Michelle D. Bell, married by Warranty Deed from Jeffrey D. Bryan, unmarried, recorded on the 5th day of April, 2010 in Instrument No. 20100405-0025060, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Mary Michelle Ann Dodrill by Quitclaim Deed from Michael William Bell, of record as Instrument No. 20160126-0007505, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

Any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights-of-way for public utilities and otherwise.

TO HAVE AND TO HOLD said real estate unto the said **GRANTEE**, its successors and assigns forever.

I covenant with the said **GRANTEE**, that I am lawfully seized and possessed of said real estate, that I have a good title thereto and a perfect right to convey the same, and that the same is free and unencumbered.

And I further covenant and bind myself, my heirs, assigns, and representatives to forever warrant and defend the title to said real estate unto the said **GRANTEE**, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this on 22 day of December, 2015.

Mary Michelle Anne Dodrill

MARY MICHELLE ANNE DODRILL

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public within and for said State and County, duly commissioned and qualified, **Mary Michelle Anne Dodrill** the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and seal at office on this 22 day of December, 2015.

ADAM LEE EVANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 10/18/16

STATE OF TENNESSEE
COUNTY OF Davidson

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$470,000.00,** which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Whitney Hoskins

AFFIANT

Subscribed and sworn to before me on this 22 day of December, 2015.

Nick Clemmons

NOTARY PUBLIC/REGISTER

My Commission Expires: 7-8-2019

NICK CLEMMONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-08-2019