Davidson County DEEDWARR
Recvd: 04/05/16 15:10 2 pgs
Fees:13.00 Taxes:961.63

20160405-0032709

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 259,900.00

Affiant

Subscribed and sworn to before me, this 31st day of March, 2016.

Notary Public

My commission expires: 4-24-2018

SHELLY M SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

161442

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Rachel Dominie **Andrew Dominie**	New Owners	**09611001800**
3147 ~~3145~~ **Crosswood Drive**		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

DC Investments, LP

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rachel Dominie and Andrew Dominie, wife and husband

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, Tennessee, being Lot Number 1 on the Plan of Resubdivision of Lot 541, Cloverhill, Section 8 as of record in Plat Book 6250, page 720, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to DC Investments, LP from Carlos Torres, a single man, by Quitclaim Deed dated June 12, 2015 and of record in Instrument No. 20150622-0059435, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Carlos Torres, a single man, from Regions Bank by Special Warranty Deed dated June 11, 2015 and of record in Instrument No. 20150616-0057044, said Register's Office.

Also being the same property conveyed to Regions Bank from Jessica Binkley, Substitute Trustee (appointed in Instrument No. 20140602-0047380), by Substitute Trustee's Deed dated July 11, 2014 and of record in Instrument No. 20140716-0062579, said Register's Office.

Further being the same property conveyed to Curtiswood, LLC from Citifinancial Mortgage Company, Inc., a/k/a Citifinancial Mortgage Corp by Special Warranty Deed dated February 12, 2003 and of record in Instrument No. 20030303-0027692, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as 3147 ~~3145~~ Crosswood Drive, Nashville, TN 37214.

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, have a good right to convey it and the same in 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 my/our hand(s) this 31st day of March, 2016.

member

DC Investments, LP
By: Damien Shoemake
Its: Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Damien Shoemake with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is Member of DC Investments, LP and that he is authorized by DC Investments, LP to execute this instrument on its behalf.

Witness my hand, at office, this 31st day of March, 2016.

Notary Public

My Commission Expires: 9/3/16

KAYLA E. LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 3, 2016

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that it is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson ss:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that the certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith

Commission Expires
4-24-2018