BILL GARRETT, Davidson County
Trans:T20160045705 DEEDWARR
Recvd: 05/31/16 14:50 2 pgs
Fees:13.00 Taxes:148.00
20160531-0054566

# WARRANTY DEED

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $40,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 26TH DAY OF MAY, 2016

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

**THIS INSTRUMENT PREPARED BY**
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 16-8249 DOMUS 14B

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO : | MAP-PARCEL |
|---|---|---|
| Domus Builders, LLC | Domus Builders, LLC | 034070C01400CO |
| 2528 Val Marie Drive | 2043 Hunterwood Drive | |
| Madison, TN 37115 | Brentwood TN 37027 | |

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

**T H PROPERTIES, LLC**

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

**DOMUS BUILDERS, LLC**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is unimproved property known as 2528 Val Marie Drive, Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or 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/or 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 its hand on the 26th day of May, 2016.

T H Properties, LLC

BY: _____
William J. Mitchell, Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, William J. Mitchell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Secretary of T H PROPERTIES, LLC, the within named barganor, a limited liability company, and that William J. Mitchell, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said company for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 26th day of May, 2016.

Notary Public _____

My Commission Expires: _____

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit 14B, ENCLAVE AT TWIN HILLS SUBDIVISION, a Horizontal Property Regime (with Private Elements), as established under Master Deed and Bylaws of record in Instrument No. 20080821-0086071, amended at Instrument Nos. 20151112-0115172 and 20151217-0127190, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being a portion of the same property conveyed by Special Warranty Deed from Norfolk Homes of Nashville, Inc., a Michigan corporation to T H Properties, LLC, a Tennessee limited liability company as recorded on the 17th day of December, 2014 in Instrument No. 20141217-0115099 and being a portion of Warranty Deed from Debt Solutions, LLC to Norfolk Homes of Nashville, Inc. as recorded on the 17th day of January, 2013 in Instrument No. 20130117-0005502, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Instrument No. 20071221-0146647, revised at Instrument No. 20080117-0005451, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6628, Page 577, amended in Book 6646, Page 543, Book 10672, Page 743 and Instrument Nos. 20010817-0089318 and 20030611-0080857, amended at Instrument Nos. 20030723-0102986 and 20050120-0007505, corrected at Instrument No. 20050729-0088636 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20080721-0074557, amended at Instrument No. 20150709-0066722, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

f. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing ENCLAVE AT TWIN HILLS of record in Instrument No. 20080821-0086071 , as amended by instrument(s) of record in Instrument Nos. 20151112-0115172 and 20151217-0127190; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

g. Easement for Sanitary Sewers, recorded in Book 6861, Page 948.

h. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060104-0001185.

i. Easement Deed by Court Order Settlement Landowner Action recorded at Instrument No. 20120228-0017172.

j. Charter right-of-way for CSX Transportation Railroad.

k. Minerals of whatsoever kind as set out at Instrument No. 20130117-0005502.

l. Title to that portion of the premises, in any, embraced within the bounds of any streets, roads and/or highways.