WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160109970 DEEDWARR
Recvd: 12/14/16 14:33 2 pgs
Fees:13.00 Taxes:5735.00

20161214-0131252

File No.: ALW-16-104-SALE-II

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 5/6/19 (AFFIX SEAL)

SARAH L. AUGUST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires May 6, 2019

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory Witters	~~Wells Fargo Bank, N.A.~~	12908010700
(NAME)	(NAME)	
104 Taggart Avenue	NEW OWNER	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, A TENNESSEE LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **GREGORY WITTERS AND WIFE, MARY K. WITTERS**, 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 Lot 2, BLOCK G, SECOND REVISION, HIGHLANDS OF BELLE MEADE NO. 2, as shown on plat of record in Plat Book 1130, Page 71 and 72, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Russell R. Jones, Eric T. Klindt and Kevin L. Witt to Trident Investment Partners LLC, a Tennessee Limited Liability Company as recorded on the 11th day of July, 2008 in Instrument No. 20080711-0071213; Quitclaim Deed from Trident Investment Partners LLC, a Tennessee Limited Liability Company to Russell R. Jones, Eric T. Klindt and Kevin L. Witt as recorded on the 4th day of March, 2008 in Instrument No. 20080304-0021626; Quitclaim Deed from Russell R. Jones, Eric T. Klindt and Kevin L. Witt to Trident Investment Partners, LLC as recorded on the 4th day of January, 2008 in Instrument No. 20080104-0000862 and Warranty Deed from Stephen G. Navyac to Russell R. Jones, Eric T. Klindt and Kevin L. Witt as recorded on the 5th day of December, 2007 in Instrument No. 20071205-0140664, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Domaine Development, LLC, a Tennessee Limited Liability Company by Warranty Deed from Trident Investment Partners, LLC, a Tennessee Limited Liability Company, recorded on the 30th day of June, 2015 in Instrument No. 20150630-0063321, 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) All restrictions of record; 3) All easements of record; 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 104 Taggart Avenue, Nashville, TN 37205

(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 9th day of December, 2016.

DOMAINE DEVELOPMENT, LLC

BY: ADAM G. LAFEVOR, AUTHORIZED AGENT

SANYA L. ARBOGAST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-06-2019

STATE OF Tennessee
COUNTY OF Davidson

On this the 9TH day of DECEMBER, 2016, before me personally appeared ADAM G. LAFEVOR, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the AUTHORIZED AGENT of DOMAINE DEVELOPMENT, LLC, the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9TH day of DECEMBER, 2016.

Notary Public
My Commission Expires: 5/6/19

SANYA L. ARBOGAST NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-06-2019

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171