WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170001255 DEEDWARR
Recvd: 01/05/17 14:09 2 pgs
Fees:13.00 Taxes:277.50
20170105-0001464

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $75,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 4TH DAY OF JANUARY, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 16-8751 DOMUS LOT 4

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Domus Builders, LLC	Domus Builders, LLC	180040A18400CO
2316 FOREST LAKE DRIVE	2043 Hunterwood Dr	
Nashville, TN 37211	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,

DOMUS PARTNERS, 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 2316 FOREST LAKE DRIVE, Nashville, TN 37211

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 my hand on the 4th day of January, 2017.

Domus Partners, LLC

BY: _____
Phillip M. Stinson, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, DOMUS PARTNERS, LLC, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 4th day of January, 2017.

Notary Public_____

My Commission Expires:_____

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 4, SECTION SIX, HIGHLAND CREEK, RS-10 SUBDIVISION - CLUSTER LOT OPTION, as shown on plat of record in Instrument No. 20160725-0076246, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed by Warranty Deed from Elaine Davidson and Julie Freetly and Mary Belles to Domus Partners, LLC as recorded on the 8th day of August, 2016 in Instrument No. 20160808-0081887 and being a portion of Personal Representative's Quitclaim Deed from Elaine Davidson as Personal Representative of the Estate of Dean Dail Freetly to Elaine Davidson, Julie Freetly and Mary Belles as recorded on the 18th day of August, 2015 in Instrument No. 20150818-0083148, 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 2017 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. 20160725-0076246, Book 9700, Pages 959-960, Instrument Nos. 20000425-0040723, 20000921-0094040, Book 5210, Page 21 and Book 5210, Page 258, 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 11568, Page 311, as affected by First Supplementary Declaration recorded at Instrument No. 20000413-0037474, 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. Terms and provisions of by-Laws of Highland Creek Homeowners Association, Inc. recorded in Book 11568, Page 301.

f. Easement for ingress/egress, recorded in Book 5266, Page 40.

g. Easement for sewer/storm drainage, recorded in Book 10316, Page 569, Book 10419, Page 504, Book 10569, Page 732 and Instrument No. 20011220-0140680.

h. Easement for sewer, recorded in Book 10419, Page 470 and Book 10419, Page 516.

i. Easement for Landscape & Irrigation, recorded in Instrument No. 20000622-0062243.

j. Conveyance of Open Space to Highland Creek Homeowners' Association, Inc. by Quitclaim Deed recorded at Instrument No. 20160808-0081891.

k. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as set forth in instrument recorded in Instrument No. 20011220-0140680.

l. Temporary Easement Agreement as set forth in instrument recorded in Instrument No. 20000622-0062242.

m. Stormwater Detention Agreement as set forth in instrument recorded in Book 11338, Page 738.

n. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

o. Property taxes for the current year.