THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 170110561** BILL GARRETT, Davidson County Trans:T20170019570 DEEDWARR Recvd: 03/07/17 12:24 2 pgs Fees:13.00 Taxes:3330.00 20170307-0022486	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $900,000.00. Affiant Subscribed and sworn to before me, this 6th day of March, 2017. Notary Public My Commission Expires: CHAD T. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

WARRANTY DEED

Address New Owner: Domus Partners, LLC 2043 Hunterwood Dr. Brentwood, TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 07313006600, 07313023900, 07313023700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Natalie Killgore Langlinais and husband, Phillip Brian Langlinais.** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Domus Partners, LLC, a Tennessee limited liability company,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract One:

Being a single tract in the 11th Civil District of Davidson County, Tennessee, formerly known as Lots Nos. 27 and 28 of Block "A" on the Plan of Davis Heights, as of record in Book 843, Pages 104 and 105, Register's Office for Davidson County, Tennessee.

Said Lot fronts on the West side of Rosebank Avenue, beginning at the Northeast corner of Lot No. 29 of Block "A" on the plan of Davis Heights, said beginning point being the Southeast corner of the property herein described; thence running along the Northerly line of said Lot No. 29 in a Westerly direction for a distance of 250 feet to a dead line; thence along said dead line in a Northerly direction for a distance of 50 feet to a point, same being the Southwest corner of Lot No. 26 of Block "A" on the Plan of Davis Heights; thence along the Southerly line of said Lot No. 26 in an Easterly direction for a distance of 250 feet to a point, same being the Southeastern corner of Lot No. 26; thence along the Western margin of Rosebank Avenue in a Southerly direction for 50 feet to the point of beginning.

Being the same property conveyed by Warranty Deed from Ronald Alton Hasty, Trustee of the Ronald Alton Hasty Revocable Living Trust dated September 21, 2004 to Natalie Killgore Langlinais and husband, Phillip Brian Langlinais, as recorded on the 1st day of March, 2006 in Instrument No. 20060301-0023392, in the Register's Office of Davidson County, Tennessee.

Tract Two:

Being a single tract in the 11th Civil District of Davidson County, Tennessee, formerly known as Lots Nos. 25 and 26 of Block "A" on the Plan of Davis Heights, as of record in Book 843, Pages 104 and 105, Register's Office, Davidson County, Tennessee.

Said Lot fronts on the West side of Rosebank Avenue, beginning at the Southeast corner of Lot No. 24 of Block "A" on the Plan of Davis Heights, said beginning point also being the Northeast corner of the property herein described; thence running along the Southerly line of said Lot No. 24 in a Westerly direction for a distance of 250 feet to a dead line; thence along said dead line in a Southerly direction for a distance of 50 feet to a point, same being the Northwest corner of Lot No. 27 of Block "A" on the Plan of Davis Heights; thence running along the

Northerly line of said Lot No. 27 in an Easterly direction for a distance of 250 feet to a point, same being the Northeast corner of Lot No. 27; thence along the Western margin of Rosebank Avenue in a Northerly direction for 50 feet to the point of beginning.

Being the same property conveyed by Warranty Deed from Ronald Alton Hasty, Trustee of the Ronald Alton Hasty Revocable Living Trust dated September 21, 2004 to Natalie Killgore Langlinais and husband, Phillip Brian Langlinais, as recorded on the 1st day of March, 2006 in Instrument No. 20060301-0023395, in the Register's Office of Davidson County, Tennessee.

Tract Three:

Being Lots Nos. 21 to 24, inclusive of Block "A", on the Map of Davis Heights Subdivision, as of record in Book 843, Page 104, Register's Office for Davidson County, Tennessee.

Said Lots front together 100 ft. on the Westerly side of Rosebank Avenue and run back between parallel lines 250 ft. to a dead line.

Being the same property conveyed by Warranty Deed from Ronald Alton Hasty, Trustee of the Ronald Alton Hasty Revocable Living Trust dated September 21, 2004 to Natalie Killgore Langlinais and husband, Phillip Brian Langlinais, as recorded on the 1st day of March, 2006 in Instrument No. 20060301-0023398, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 843, Page (s) 104 and 105, Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

This is improved property located at 1512, 1514, 1516 Rosebank Ave Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 28th day of February, 2017.

Natalie Killgore Langlinais

Phillip Brian Langlinais

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Natalie Killgore Langlinais and Phillip Brian Langlinais, with whom I am personally acquainted, and who acknowledged that the executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of February, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018