398

Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
220 N. Spring Street
Murfreesboro, TN 37130
File No.0149-17

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$242~~,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of March, 2017

Notary Public
My Commission Expires: 1/8/18

BILL GARRETT, Davidson County
Trans:T20170027498 DEEDWARR
Recvd: 03/31/17 15:49 2 pgs
Fees:13.00 Taxes:895.40
20170331-0031790

Address of New Owner	Send Tax Bills To:	
New Leaf Properties, LLC ~~727 Croley Drive~~ ~~Nashville, TN 37209~~ 5013 High Valley Dr. Brentwood, TN 37027	Owner - same as new owner	Map/parcel: 090-08-0-131.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE

Cindy L. Dominicus, married,

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

New Leaf Properties, LLC, a Tennessee limited liability company,

HEREINAFTER CALLED THE GRANTEE(S), its 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, and being Lot No. 28 on the plan of Gailey Wood Subdivision, Section 2, as of record in Plat Book 3106, Page 38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made and the same incorporated herein for a complete description of said lot.

BEING the same property conveyed to Cindy L. Dominicus, married, by Quitclaim Deed from Amy L. Dominicus, not married, dated 1/30/15 and recorded 2/10/15 in Instrument No. 20150210-0012222; and being the same property previously conveyed to Amy L. Dominicus, unmarried, and Cindy L. Dominicus, unmarried, by Warranty Deed from Christy White Cohen f/k/a Christy M. White, dated 4/28/04 and recorded 5/5/04 in Instrument No. 20040505-0051335, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

Rene H. Lopez, husband of Cindy L. Dominicus, joins in the execution of this instrument (via his Power of Attorney), to convey his marital interests, if any, in subject property.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 727 Croley Drive Nashville, TN, 37209

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), her heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 17th day of March, 2017

Cindy L Dominicus

Cindy L. Dominicus

Rene H Lopez by Cindy L Dominicus, his attorney in fact.

Rene H. Lopez, by Cindy L. Dominicus, his attorney in fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within Cindy L. Dominicus, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 17th day of March, 2017

Jennifer A Skinner

Notary Public

My Commission Expires:

JENNIFER A SKINNER
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 08-17-2019
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Cindy L. Dominicus, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained in behalf of Rene H. Lopez, one of the within bargainors, and acknowledged that she executed the same as the free act and deed of the said Rene H. Lopez, for the purpose therein contained by virtue of the Limited Power of Attorney executed by the same Rene H. Lopez, and of record in Record Book *____, Page ____, of the Register's Office of Rutherford County, Tennessee.

*Instrument #20170331-0031789

Witness my hand and official seal this 17th day of March, 2017

Jennifer A Skinner

Notary Public

My Commission Expires:

JENNIFER A SKINNER
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 08-17-2019
RUTHERFORD COUNTY