(3)

WARRANTY DEED

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 $550,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 17TH DAY OF APRIL, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 17-8915 DOMUS 10-14

ADDRESS OF NEW OWNER	SEND TAX BILLS TO :	MAP-PARCEL
Domus Builders, LLC	Domus Builders, LLC	08103028100 (Parent)
2200 9th Avenue N Units 10-14	PO Box 90785	
Nashville, TN 37208	Nashville TN 37209	

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 2200 9th Avenue N Units 10-14, Nashville, TN 37208

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 17th day of April, 2017.

Domus Partners, LLC

BY: _____, President
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, Phillip M. Stinson, 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 President of DOMUS PARTNERS, LLC, the within named barganor, a limited liability company, and that Phillip M. Stinson, 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 17th day of April, 2017.

Notary Public_____

My Commission Expires:_____

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

BILL GARRETT, Davidson County
Trans: T20170032421 DEEDWARR
Recvd: 04/18/17 11:28 2 pgs
Fees: 13.00 Taxes: 2035.00
20170418-0037741

17-8915 DOMUS 10-14

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Units 10-14 as shown on Exhibit ~~B~~ A-1 of the Declaration of Covenants, Conditions and Restrictions for Metro North, a Horizontal Property Regime with Private Elements, as Recorded in Instrument Number 20170410-0035027, Register's Office for Davidson County, Tennessee. To which plat reference is made for a more accurate description.

Being part of the same property conveyed by Warranty Deed from James Garcia and Sharon Garcia, husband and wife to Domus Partners, LLC, as recorded on the 4th day of December, 2015 in Instrument No. 20151204-0122274 (All Tracts); Warranty Deed from Joseph W. Morris, Charles W. Brown, and Timothy W. Morris to James Garcia and Sharon Garcia, husband and wife, as recorded on the 22nd day of May, 2015 in Instrument No. 20150522-0047522 (as to Tracts One, Two, Three and Four); Quitclaim Deed from Charles W. Brown and wife Suzzanne E. Brown to Charles W. Brown, Joseph W. Morris, and Timothy W. Morris, a one third (1/3) undivided interest each as tenants in common, as recorded on the 20th day of November, 2006 in Instrument No. 20061120-0143648 (as to Tract One); Warranty Deed from B. B. Doubleday, Jr. to Timothy W. Morris, Charles W. Brown and Joseph W. Morris, as recorded on the 5th day of October, 2006 in Instrument No. 20061005-0124070 (as to Tract Two); Warranty Deed from David L. McEwen to Timothy W. Morris, Joseph W. Morris and Charles W. Brown, as tenants in common with a one third undivided interest each, as recorded on the 10th day of October, 2006 in Instrument No. 20061010-0125931 (as to Tract Three) and Final Decree Confirming Sale in Instrument No. 20080407-0034902 (as to Tract Four), 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 of PLAN OF OWENS BUENA VISTA SUBDIVISION, as recorded in Plat Book 57, Page(s) 26, 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). (All Tracts)

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, 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. Easement for public utility and sewer, recorded in Book 3344, Page 644. (as to Tract Three)

f. Easement for electrical transmission line, recorded in Book 5380, Page 715. (as to Tract Three)

g. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded at Instrument No. 20160404-0031746.

h. NOTE: TAX SALE INVOLVED IN THE CHAIN OF TITLE - UNDERWRITING APPROVAL REQUIRED BEFORE YOU ARE AUTHORIZED TO ISSUE INSURANCE ON THIS PROPERTY.

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

j. Property taxes for the current year.