WARRANTY DEED

LISA S. GEOGHEGAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $419,990.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 19TH DAY OF APRIL, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/20/2017

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 17-8883 RYAN CP CB

ADDRESS OF NEW OWNER	SEND TAX BILLS TO :	MAP-PARCEL
Stephen Cousins and Jennifer Ryan	New Owner	180-04-0A-186.00 CO
2042 Sherbrooke Lane		
Nashville, TN 37211		

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 BUILDERS, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

STEPHEN COUSINS AND JENNIFER RYAN, HUSBAND AND WIFE

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 improved property known as 2042 Sherbrooke Lane, 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 its hand on the 19th day of April, 2017.

BILL GARRETT, Davidson County
Trans:T20170034140 DEEDWARR
Recvd: 04/24/17 09:55 2 pgs
Fees:13.00 Taxes:1553.96
20170424-0039733

Domus Builders, LLC

BY: Authorized Agent
Chad I Pearman, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Chad I Pearman, 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 Authorized Agent of DOMUS BUILDERS, LLC, the within named barganor, a limited liability company, and that Chad I Pearman, 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 19th day of April, 2017.

Notary Public

My Commission Expires: 9/20/2017

LISA S. GEOGHEGAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 6, 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 the same property conveyed by Warranty Deed from Domus Partners, LLC to Domus Builders, LLC, as recorded on the 13th day of September, 2016 in Instrument No. 20160913-0096094; 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; 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; Affidavit of Heirship in Instrument No. 20150818-0083147; Quitclaim Deed from Attorneys Title Company, Inc., a Tennessee corporation, as Trustee with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary to Dean Dail Freetly and wife, Mary Alice Freetly, as recorded on the 24th day of August, 2001 in Instrument No. 20010824-0091787; Quitclaim Deed from Holt Valley, a Tennessee general partnership to Attorneys Title Company, Inc., a Tennessee corporation, as Trustee with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary, as recorded on the 7th day of June, 2001 in Instrument No. 20010607-0060023 and Warranty Deed from James O. Shannon and wife, Dale E. Shannon to Holt Valley, LLC, a Tennessee limited liability company, as recorded on the 12th day of January, 1999 in Deed Book 11294, Page 641, 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 SECTION SIX, HIGHLAND CREEK, RS-10 SUBDIVISION-CLUSTER LOT OPTION, as recorded in Instrument No. 20160725-0076246, 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 and 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 & Access, recorded in Book 5266, Page 40 and Instrument No. 20161220-0133611.

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 Storm Water Detention Agreement, recorded in Book 11338, Page 738.

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

k. Easement for Easement Agreement, recorded in Instrument No. 20000622-0062242.

l. Conveyance for Open Space recorded at Instrument No. 20160808-0081891.

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

n. Property taxes for the current year.