# WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $429,990.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 7TH DAY OF JUNE, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

**THIS INSTRUMENT PREPARED BY**
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 17-8965 RAMIREZ CP C

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO : | MAP-PARCEL |
|---|---|---|
| Monica Claudine Ramirez | NEW OWNER | 180040A18200CO |
| 2324 FOREST LAKE DRIVE | | |
| 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:

**MONICA CLAUDINE RAMIREZ , UNMARRIED**

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 2324 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 its hand on the 7th day of June, 2017.

Domus Builders, 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 BUILDERS, 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 7th day of June, 2017.

Notary Public _____

My Commission Expires: 9/20/2017

LISA S. GEOGHEGAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans: T20170049950 DEEDWARR
Recvd: 06/12/17 13:52 2 pgs
Fees: 13.00 Taxes: 1590.96

20170612-0058699

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 2, Highland Creek RS-10 Subdivision, Section Six, as shown on a Plat of record in Instrument No. 20160725-0076246, in the Register's Office for 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 9th day of December, 2016 in Instrument No. 20161209-0129412 and being a portion of 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, 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, Plat Book 9700, Pages 959-960, Instrument Nos. 200004250040723, 200009210094040, Plat Book 5210, Page 21 and Plat 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 and Instrument No. 200004130037474, 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 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 10569, Page 732, Instrument No. 200112200140680, Book 10316, Page 569 and Book 10419, Page 504.

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

i. Easement for Landscape & Irrigation, recorded in Instrument No. 200006220062243.

j. Temporary Easement Agreement recorded in Instrument No. 200006220062242.

k. Conveyance of Open Space by Quitclaim Deed recorded in Instrument No. 20160808-0081891.

l. Stormwater Detention Agreement recorded in Book 11338, Page 738.

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.