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# QUIT CLAIM 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 $0.

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE ~~30th~~ 25th DAY OF ~~JUNE~~ July, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

**THIS INSTRUMENT PREPARED BY**
JIM R. VANDERPOOL, P.C., 5115 MARYLAND WAY, BRENTWOOD, TN 37027

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP-PARCEL |
|---|---|---|
| Domus Partners, LLC | same | Part of:07313023700 |
| 1516 Rosebank Avenue | PO Box 90785 | |
| Nashville, TN 37206 | Nashville, Tennessee 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 ALL OF OUR INTEREST UNTO:

**DOMUS PARTNERS, 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 improved property known as 1516 Rosebank Avenue, Nashville, TN 37206 (part of)

BILL GARRETT, Davidson County
Trans:T20170067041 DEEDQC
Recvd: 08/03/17 14:18 2 pgs
Fees:12.00 Taxes:0.00
20170803-0079416

Witness its hand on the ~~30th~~ 25th day of ~~June~~ July, 2017.

Domus Partners, LLC

By: William J. Mitchell, Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before , the undersigned, a Notary Public, in and for said County and State, William J. Mitchell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself to be the Secretary of **DOMUS PARTNERS, LLC**, the within named barganor, a limited liability corporation, and that William J. Mitchell, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said limited liability corporation for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee , this ~~30th~~ 25th day of ~~June~~ July, 2017.

Notary Public_____

My Commission Expires_____

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

DOMUS 1520 Rosebank

EXHIBIT A - LEGAL DESCRIPTION

Portion of Parcel 237 Lots 23 & 24

Land lying in the 7th Councilmanic District of Nashville, Davidson County, Tennessee, and being a portion of Map 73-13, Parcel 237, property owned by Domus Partners of record in Instr. No. 20170307-0022486 in the Register's Office of Davidson County, Tennessee and being Lots 23 & 24 on the Plan of Block "A" Map of Davis Heights Subdivision of record in Plat Book 843, page 104 and more particularly described as follows:

Beginning at an iron pin in the west right-of-way of Rosebank Ave. and in the common lot line of Lots 22 & 23; Thence with Rosebank, S 05 deg. 21' 05" W, 50.00' to a Mag-nail in the common lot line of Lots 24 & 25 and being Parcel 239, property of Natalie and Phillip Langlinais of record in instr. No. 20060301-0023395; Thence with the common lot line of Lots 24 & 25, N 86 deg. 34' 42" W, 250.00' to an iron pin t in the east line of Parcel 82. Property of Jamie and Todd Valentine of record in Instr. No. 20090320-0025007;

Thence N 05 deg. 21' 05" E, 50.00' to the common corner of Lots 22 & 23;

Thence along the common line of Lots 22 & 23, S 86 deg. 34' 42" E, 250.00' to the Point of Beginning, containing 12,493 square feet or 0.287 acres, more or less.

Being part of the same property conveyed to Domus Partners, LLC by Warranty Deed from Natalie Killgore Langlinais, and wife, Phillip Brian Langlinais of Record in Instrument # 20170307-0022486, Registers Office for Davidson County Tennessee.

NOTE: This Property is part of Tract Three on previous deed.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.