THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180516288** DANIELLE CHANDLER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON MY COMMISSION EXPIRES: APRIL 10, 2022	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $444,900.00 Affiant Subscribed and sworn to before me, this 29th day of June, 2018. Notary Public My Commission Expires: 4-10-22

Bill Garrett Davidson County
Batch# 111943 DEEDWARR
07/03/2018 10:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,646.13
20180703-0064337

WARRANTY DEED

Address New Owner: Priyankar Sarkar and Lance Moore 2116 9th Avenue North Nashville TN 37208	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 081034A00500CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Domus Builders, LLC** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Priyankar Sarkar and Lance Moore, husband and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 5 on the Plan of Metro North, a Horizontal Property Regime with Private Elements of record in Exhibit "A-1" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20170410-0035027, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Domus Partners, LLC by Warranty deed from James Garcia and Sharon Garcia, husband and wife of record in Instrument No. 20151204-0122274 Register's Office for Davidson County, Tennessee, dated November 30, 2015 and recorded on December 4, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 57, Page 26, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20170410-0035027, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Easement(s) granted to Declaration of Restrictions and Covenants for stormwater Facilities and systems of record in Instrument No. 20160404-0031746, Register's Office for said County.

Easement to Metropolitan Government of Nashville and Davidson County through Electric Power Board permanent and perpetual easement, of record in Book 5380, Page 715, aforesaid Register's Office.

Charter for homeowners association of Metro North of Record in Instrument No. 20170410-0035027, Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 2116 9th Avenue North Nashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of June, 2018.

Domus Builders, LLC

BY: Phillip M. Stinson, President

Phillip M. Stinson, President

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Phillip M. Stinson, 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 President (or other officer authorized to execute the instrument) of Domus Builders, LLC, the within named bargainor, and that he as such authorized President has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized President.

Witness my hand and official seal, at office in Nashville, Tennessee, this 29th day of June, 2018.

Notary Public_____

My Commission Expires: _____

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

True Copy Certification

I, Thomas VorholtII, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Danielle Chandler, a notary public for this county and state, Thomas Vorholt II who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires 4-10-22

Notary Seal

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: APRIL 10, 2022