THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 180516257** Bill Garrett Davidson County Batch# 121029 DEEDWARR 07/26/2018 09:03:02 AM 2 pgs Fees: $13.00 Taxes: $1,683.13 20180726-0072840	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $454,900.00. Affiant Subscribed and sworn to before me, this 23rd day of July, 2018. Notary Public My Commission Expires: _____ ABBY BENSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES DECEMBER 15, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ryan Harrity and Paul Harrity 2108 9th Avenue North Nashville TN 37208	New Owner	Tax Parcel ID No. 081-03-4-A-001.00CO

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 **Ryan Harrity, a single man, and Paul Harrity, a married man**, ("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 1 as shown on the plan attached as Exhibit A-1 to the Declaration of Covenants, Conditions and Restrictions for Metro North, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20170410-0035027, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Domus Builders, LLC by Warranty Deed from Domus Partners, LLC of record in Instrument Number 20170418-0037739, Register's Office for Davidson County, Tennessee, dated April 17, 2017 and recorded on April 18, 2017.

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 and all years thereafter.

If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment.

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 Declaration of Covenants, Conditions and Restrictions for Metro North, a Horizontal Property Regime with Private Elements, with By-Laws and Charter appended thereto, 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.

Subject to all matters shown on the Plan attached as Exhibit A-1 to the Declaration of Covenants, Conditions and Restrictions for Metro North, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20170410-0035027, Register's Office for Davidson County, Tennessee.
Utility & sewer easement of record in Book 3344, Page 624, Register's Office for Davidson County, Tennessee.

Transmission line easement of record in Book 5380, Page 715, Register's Office for Davidson County, Tennessee.

Restriction for Stormwater Facilities & Systems of record in Instrument Number 20160404-0031746, Register's Office for Davidson County, Tennessee.
Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.
Notice of Completion Recorded on May 24. 2018, in Official Records Insturment # 20180524-0049766

This is improved property located at 2108 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 23rd day of July, 2018.

Domus Builders, LLC

BY: Phillip M. Stinson, President

Phillip M. Stinson, President

STATE OF TENNESSEE,
COUNTY OF WILLIAMSON

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 Brentwood, Tennessee, this 23rd day of July, 2018.

Notary Public

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