Bill Garrett Davidson County
Batch# 135709 DEEDWARR
08/31/2018 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,829.28
20180831-0086809

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180817418**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $494,400.00. Affiant Subscribed and sworn to before me, this 30th day of August, 2018. Notary Public My Commission Expires: 5/5/20

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Andrew Winchek and Jane Ballesteros 2757 Silverado Drive Pinole, CA 94564	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 081-03-4A-023.00-CO

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 **Andrew Winchek and Jane Ballesteros, as Co-Trustees of the Jane Ballesteros and Andrew Winchek Living Trust, U/A Dated July 5, 2017**, ("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 23 as shown on Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions for Metro North, a Horizontal Property Regime with Private Elements, as Recorded in Instrument Number 20170410-0035027, as amended in Instrument Number 20180621-0060111 and Instrument Number 20180723-0071653, Register's Office for Davidson County, Tennessee. To which plat reference is made for a more accurate description.

Being a portion of the same property conveyed to Domus Builders, LLC by Warranty deed from Domus Partners, LLC of record in Instrument No. 20170418-0037743 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.

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, as amended in Instrument Number 20180621-0060111 and Instrument Number 20180723-0071653, 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

Charter for Metro North Homeowners Association of record in Instrument Number 20180810-0078979, and 20170410-0035027, in the Register's Office for Davidson County, Tennessee.

Utility & sewer easement of record in Book 3344, Page 644, 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.

Grant of Easement of record in Instrument Number 20180730-0073901, in the 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.

This is improved property located at 2106 9th Avenue North Unit 2 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 30th day of August, 2018.

Domus Builders, LLC

BY: _____ 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 30th day of August, 2018.

_____
Notary Public

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

True Copy Certification

I, Anita Lester, do hereby make oath that I am a licensed attorney and/or the 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 executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.