THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180717017

Karen Y Johnson Davidson County
Batch# 140401 **DEEDWARR**
09/13/2018 08:43:19 AM 2 pgs
Fees: $13.00 Taxes: $1,905.50

20180913-0090750

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $515,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of September, 2018.

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2020

Notary Public

My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Richard B Fletcher and Lisa Fletcher 1512B Rosebank Avenue Nashville TN 37206	New Owner	Tax Parcel ID No. 073-13-0Q-002.00-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 **Richard B Fletcher and Lisa Fletcher, husband and wife**, ("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 1512 Unit B as shown on the plan attached as Exhibit B to the Declaration of Covenants, Conditions and Restrictions for 1512 & 1514, Rosebank Commons, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20170317-0026258, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Domus Builders, LLC by Warranty deed from Domus Partners, LLC of record in Instrument No. 20170317-0026261 Register's Office for Davidson County, Tennessee, dated March 03, 2017 and recorded on March 17, 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 843, Page (s) 104 and 105, 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 1512 & 1514 Rosebank Commons, a Horizontal Property Regime with Private Elements, with By-Laws and Charter appended thereto, of record in Instrument Number 20170317-0026258, 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 "B" to the Declaration of Covenants, Conditions and Restrictions for 1512 & 1514 Rosebank Commons, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20170317-0026258, 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 1512B Rosebank Avenue Nashville TN 37206

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 7th day of September, 2018.

Domus Builders, LLC

BY: _____
William J. Mitchell, Secretary

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

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

Witness my hand and official seal, at office in Nashville, Tennessee, this 7th day of September, 2018.

_____
Notary Public

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