| **WARRANTY DEED** | State of Tennessee<br>County of Davidson<br><br>The actual consideration or value, whichever is greater, for this transfer is $2,100,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 12th day of October, 2018.<br><br>Notary Public<br><br>My commission expires: 12/16/18<br>(AFFIX SEAL) |
|---|---|

MELANIE HARPER
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Jorge Andres Dominicis and Virginia Maria Dominicis, Co-Trustees of the Dominicis Revocable Trust** | **OWNER** | **Map 116-10-0 Parcel 034.00** |
| **216 Jackson Blvd.** | | |
| **Nashville, TN 37205** | | |

FOR AND IN 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,

**Molly Eliza Ledbetter, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Jorge Andres Dominicis and Virginia Maria Dominicis, Co-Trustees of The Dominicis Revocable Trust U/A/D February 15, 2017**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Land in Davidson County, Tennessee, being all of the property shown on the Plan of 216 Jackson Boulevard, of record in Instrument No. 20151022-0107531, which is combining portions of Lot 8 in Johnson Bransford's Subdivision of record in Plat Book 421, Page 115 and the westerly portion of Lot 3 of the First Belle Meade Subdivision of record in Plat Book 332, Pages 88 and 89, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

**Being the same property conveyed to Molly Eliza Ledbetter, by Deed dated September 22, 2014 from John S. Gannon, Jr., Executor of the Estate of John S. Gannon, of record in Instrument No. 20140923-0087532, Register's Office for Davidson County, Tennessee.**

**This instrument is being executed on behalf of Molly Eliza Ledbetter, pursuant to a Power of Attorney executed by her on the 3rd day of October, 2018, of record in Instrument No. 20181015.0101704, Register's Office for Davidson County, Tennessee.**

**The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as shown in Instrument No. 20151022-0107531, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) All matters shown on the Plan of record in Plat Book 421, Page 115 and Plat Book 332, Pages 88 and 89, said Register's Office. (3) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.**

This is improved (__x__) Unimproved (____) property, known as **216 Jackson Blvd., Nashville, TN 37205**

Karen Y Johnson Davidson County
Batch# 151301 **DEEDWARR**
10/15/2018 09:40:24 AM 2 pgs
Fees: $13.00 Taxes: $7,770.00

20181015-0101705

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 10 day of **October, 2018.**

Molly Eliza Ledbetter by Joseph Ledbetter ATTY IN FACT

**Molly Eliza Ledbetter by Joseph Ledbetter, Attorney-in-Fact**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

On this 10 day of **October, 2018**, personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Joseph Ledbetter**, 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 Attorney-in-Fact for **Molly Eliza Ledbetter**, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Molly Eliza Ledbetter**, for the purpose therein contained, by signing the name of **Molly Eliza Ledbetter**, by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 10 day of **October, 2018.**

**Notary Public**

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**My Commission Expires:** 1/17/21

Return To:
Regal Title, LLC
316 W. Main St
Murfreesboro, TN 37130