Karen Y Johnson Davidson County
Batch# 156177 DEEDWARR
11/02/2018 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $5,843.04
20181102-0108833

WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 202948

TONJA BARRON WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,579,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of October, 2018.

Notary Public

MY COMMISSION EXPIRES: 10/31/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
The John and Monica Mosunic Family Trust dated September 30, 2003	John Matthew Mosunic and Monica C. Mosunic	159 06 0B 051.00
(NAME)	(NAME)	
1802 Writers Cir	1802 Writers Cir	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Domaine Development, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **John Matthew Mosunic and Monica C. Mosunic as Co-Trustees of The John and Monica Mosunic Family Trust dated September 30, 2003**, 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 Lot No. 51 on the Plan of Final Plat, Voce, Phase 2B of record in Plat at Instrument No. 20160808-0082374, 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 the same property conveyed to Voce Development Company, LLC by Special Warranty Deed from Granny White Cabin Realty, LLC dated June 22, 2015 and recorded July 1, 2015 as Instrument No. 20150701-0063699, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Domaine Development, LLC by Special Warranty Deed from Voce Development Company LLC, a Tennessee Limited Liability Company dated September 14, 2016 and recorded September 16, 2016 as Instrument No. 20160916-0097798, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1802 Writers Cir. Brentwood, TN 37027

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, their heirs and assigns forever; and we do covenant with 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 our hands this 31st day of October, 2018

Domaine Development, LLC

BY: _____
Tristan Kinsley

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Tristan Kinsley , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Member, and is authorized to execute the instrument on behalf of Domaine Development, LLC, the within named bargainor, and that he/she as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself/herself as Member.

Witness my hand and official seal, this the 31st of October, 2018.

_____
Notary Public

My Commission Expires: 9/6/22

(SEAL)

WILLIAM STAMPLEY IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: GRN-186457SSO

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

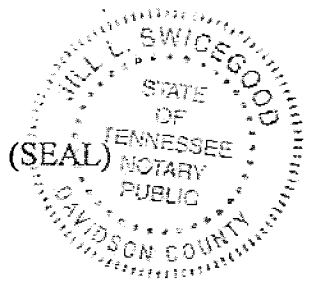
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

900