THIS INSTRUMENT PREPARED BY:
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Nashville City Center
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Nashville, Tennessee 37219

Karen Y Johnson Davidson County
Batch# 157178 DEEDWARR
11/06/2018 03:30:28 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20181106-0110083

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Stephen G. Tomaso and wife, Moira D. Tomaso, Trustees of The Stephen G. Tomaso and Moira D. Tomaso Tennessee Community Property Trust	Same	105-13-2C-1.00

KNOW ALL MEN BY THESE PRESENTS that we, STEPHEN G. TOMASO and wife, MOIRA D. TOMASO, hereinafter "Grantors", hereby transfer and convey unto STEPHEN G. TOMASO and wife, MOIRA D. TOMASO, TRUSTEES OF THE STEPHEN G. TOMASO AND MOIRA D. TOMASO TENNESSEE COMMUNITY PROPERTY TRUST u/t/a dated November 1, 2018, hereinafter "Grantees", their successors and assigns, that certain tract or parcel of real property located in Davidson County, Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A of Homes At 929 S. Douglas, a Planned Unit Development, as shown on Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for Homes At 929 S. Douglas, a Horizontal Property Regime With Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b) of record in Instrument Number 20160107-0001536 and amended in Instrument Number 20160330-0030046, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes At 929 S. Douglas, a Horizontal Property Regime contained in said Declaration, the plat filed at Exhibit "C" to said Declaration appearing in Instrument Number 20160107-001536 and Bylaws appended thereto as Exhibit "B", and amended in Instrument Number 20160330-0030046, said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Stephen G. Tomaso and wife, Moira D. Tomaso, by deed from Aspen Construction Investments, LLC, a Tennessee limited

liability company, of record in Instrument Number 20161212-0129964, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to (a) 2018 real property taxes; (b) all matters appearing on the plan of record in Book 4715 page 88 and Exhibit "C" of Instrument Number 20160107-0001536, said Register's Office and (c) Restrictions of record in Book 4913, page 323, Book 4220, page 723, Book 6236, page 263, Instrument Number 20160107-0001536, Instrument Number 20160330-0030046 and Instrument Number 20160331-0030606, said Register's Office.

This improved property is known as 929-A South Douglas Avenue, Nashville, TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their successors and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for the lien for real property taxes for the current year and subsequent years, any and all easements and/or restrictions of record and all matters shown on the plan of record, all in the Register's Office for Davidson County, Tennessee.

Grantors further covenant and bind themselves, their heirs, personal representatives, successors and assigns, to warrant and forever defend the title to said real estate to said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be dated and effective this 1st day of November, 2018.

GRANTORS:

STEPHEN G. TOMASO

MOIRA D. TOMASO

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Stephen G. Tomaso and wife, Moira D. Tomaso, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 1st day of November, 2018.

JONATHAN R. BURNS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires July 8, 2019

Notary Public

My Commission Expires: 7/8/2019

THIS CONVEYANCE IS EXEMPT FROM RECORDATION TAX UNDER T.C.A. § 67-4-409(A)(3)(F). NO OATH OF VALUE IS REQUIRED FOR THIS DEED IN ACCORDANCE WITH THE PROVISIONS OF T.C.A. § 67-4-409(A)(5).

DISCLAIMER

THE PREPARER OF THIS DOCUMENT MAKES NO REPRESENTATIONS OR WARRANTIES AND EXPRESSES NO OPINION AS TO THE TITLE TO THE PROPERTY HEREIN CONVEYED. THIS DEED WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER BY THE GRANTOR AND GRANTEES AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.