Karen Johnson Davidson County
Batch# 202760 DEEDWARR
03/06/2019 12:52:30 PM 3 pgs
Fees: $18.00 Taxes: $6,197.50
20190306-0020575

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190118859**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,675,000.00. Ashley Noffs Affiant Subscribed and sworn to before me, this 5th day of March, 2019. Notary Public My Commission Expires: _____

MAKEYSHA SORENSEN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON My Comm. Expires June 26, 2021

WARRANTY DEED

Address New Owner: Clark Randall Hardman and Valerie Michelle Hardman 125 Woodward Hills Place Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 159-16-0-012.00

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 Partners, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Clark Randall Hardman and Valerie Michelle Hardman, 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 Lot No. 12 on the Plan of Revised Final Plat of Woodward Hills of record in Plat Book 9700, Page 900, and as amended of record in Book 11766, Page 32, 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 Domus Partners, LLC by Warranty deed from A. N. Carman and P. A. Carman, husband and wife of record in Instrument No. 20150514-0044425 Register's Office for Davidson County, Tennessee, dated May 11, 2015 and recorded on May 14, 2015

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 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 9700, Page 900, as amended in Book 11766, Page 32, 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 Book 11643, Page 319, as amended in Book 11766, Page 32, Book 11766, Page 34 and Instrument No. 20000621-0061752, 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.

By-Laws of record in Instrument No. 20000502-0043931, Register's Office for Davidson County, Tennessee.

Charter for Woodward Hills Homeowners Association of record in Instrument No. 20000502-0043930, Register's Office for Davidson County, Tennessee.

Subject to Right of Way and Wagon Road Easement of record in Book 433, Page 326 and Book 1307, Page 301, Register's Office for Davidson County, Tennessee.

Graveyard and Right of Ingress and Egress of record in Book 482, Page 675, Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 125 Woodward Hills Place Brentwood TN 37027

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 5th day of March, 2019.

Domus Partners, LLC

BY: _____
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 Partners, 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 5th day of March, 2019.

_____
Notary Public

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

True Copy Certification

I, Penny Y. Ray, 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 Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019