BOX 10-A

WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 204538 DEEDWARR
03/12/2019 09:01:12 AM 2 pgs
Fees: $13.00 Taxes: $2,401.30

20190312-0022201

File No.: ALW-18-519-UNIT1

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $649,000.00

Michael S Brown by Heather Nicole Kraly as attorney in fact
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Commission Expires MAR 8, 2021

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL S. BROWN	SAME	104-14-0R-001.00CO
(NAME)	(NAME)	
519 CHESTERFIELD AVENUE, UNIT 1		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **DOMAINE DEVELOPMENT, LLC**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **MICHAEL S. BROWN, UNMARRIED**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 1 of Homes at Montgomery Square, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at Montgomery Square, a Horizontal Property Regime, of record in Instrument Number 20170619-0061535 amended in Instrument Number 20180507-0043727, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration in Instrument Number 20170619-0061535; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Domaine Development, LLC by Warranty Deed from Terence S. Mulvaney, recorded on the 2nd day of February, 2016 in Instrument No. 20160202-0010268, in the Register's Office of Davidson County, Tennessee. Also, being a portion of the same property conveyed to Domaine Development, LLC by Warranty Deed dated December 22, 2015 from Mary Michelle Anne Dodrill, f/k/a Michelle Bell of record in Instrument No. 20160126-0007506, Register's Office for Davidson County, Tennessee. Both of the aforementioned deeds comprise the total property on which the entire development of Homes at Montgomery Square, a Horizontal Property Regime with Private Elements is located.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 519 CHESTERFIELD AVENUE, UNIT 1, NASHVILLE, TN 37212
(House Number) (Street) (City or Town) (Postal Zip)

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 GRANTEE(S) 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 GRANTEE(S), 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 8th day of March, 2019.

DOMAINE DEVELOPMENT, LLC

BY: TRISTAN KINSLEY
ITS: SOLE MEMBER

STATE OF Tennessee
COUNTY OF Davidson

On this the 8th day of March, 2019, before me personally appeared TRISTAN KINSLEY, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the SOLE MEMBER of DOMAINE DEVELOPMENT, LLC, the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this the 8th day of March, 2019.

Notary Public
My Commission Expires: 09/22/2021

JADEN SKYE SUTLIFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-22-2021

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171