THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 190219339** Karen Johnson Davidson County Batch# 232587 **DEEDWARR** 05/21/2019 11:02:55 AM 2 pgs Fees: $13.00 Taxes: $1,868.50 20190521-0047875	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $505,000.00. Affiant Subscribed and sworn to before me, this 13th day of May, 2019. Notary Public My Commission Expires:

ABBY BENSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES DECEMBER 15, 2021

WARRANTY DEED

Address New Owner: Keith Carter and Kristin Carter 2118 9th Ave N Nashville TN 37208	Send Tax Bills To: New Owner 4408 A Lealand Lane Nashville, TN 37204	Tax Information: Tax Parcel ID No. 081-03-4A-006.00-CO

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 Builders, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Keith Carter and Kristin Carter, 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 Unit No. 6, as shown on Exhibit A1 for Metro North, A Horizontal Property Regime With Private Elements, of record in Instrument Number 20170410-0035027, as amended in Instrument Number 20180621-0060111 and Instrument Number 20180723-0071653, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Domus Builders, LLC by Warranty deed from Domus Partners, LLC of record in Instrument No. 20170418-0037740 Register's Office for Davidson County, Tennessee, dated April 17, 2017 and recorded on April 18, 2017.

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 57, Page 26, 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 Instrument Number 20170410-0035027, as amended in Instrument Number 20180621-0060111 and Instrument Number 20180723-0071653, 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

Charter for Metro North Homeowners Association of record in Instrument Number 20180810-0078979, in the Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan attached as Exhibit A-1 to the Declaration of Covenants, Conditions and Restrictions for Metro North, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20170410-0035027, Register's Office for Davidson County, Tennessee.
Utility & sewer easement of record in Book 3344, Page 644, Register's Office for Davidson County, Tennessee.

Transmission line easement of record in Book 5380, Page 715, Register's Office for Davidson County, Tennessee.

Restriction for Stormwater Facilities & Systems of record in Instrument Number 20160404-0031746, Register's Office for Davidson County, Tennessee.
Grant of Easement of record in Instrument Number 20180730-0073901, in the Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

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

This is improved property located at 2118 9th Ave N Nashville TN 37208

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 13th day of May, 2019.

Domus Builders, LLC

BY: _____

William J. Mitchell, Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared William J. Mitchell, 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 Secretary (or other officer authorized to execute the instrument) of Domus Builders, LLC, the within named bargainor, and that he as such authorized Secretary has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized Secretary.

Witness my hand and official seal, at office in Nashville, Tennessee, this 13th day of May, 2019.

_____

Notary Public

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