THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190319589** Karen Johnson Davidson County Batch# 241232 **DEEDWARR** 06/11/2019 08:20:24 AM 2 pgs Fees: $13.00 Taxes: $1,850.00 20190611-0055706	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $500,000.00. Affiant Subscribed and sworn to before me, this 7th day of June, 2019. Notary Public My Commission Expires: _____ VIRGINIA ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner: AW Metro North, LLC. 4008 Montpelier Road Rockville, MD 20853	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 08103028100 (Parent Parce

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 **AW Metro North, LLC., a Tennessee limited liability company** ("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 14 as shown on Exhibit A-1 of the Declaration of Covenants, Conditions and Restrictions for Metro North, a Horizontal Property Regime with Private Elements, as Recorded in Instrument Number 20170410-0035027, Register's Office for Davidson County, Tennessee. To which plat reference is made for a more accurate description.

Being part of the same property conveyed to Domus Builders, LLC by Warranty Deed from Domus Partners, LLC recorded on the 18th day of April, 2017 in Instrument No. 20170418-0037741, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of OWENS BUENA VISTA SUBDIVISION, as recorded in Plat Book 57, Page(s) 26.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20170410-0035027, 20180621-0060111 and 20180723-0071653.

Easement for Public Utility and Sewer, recorded in Book 3344, Page 644.

Easement for Transmission Lines, recorded in Book 5380, Page 715.

Restrictions & Covenants for Stormwater Facilities and Systems recorded at Instrument No. 20160404-0031746.

This is improved property located at 2134 9th Avenue North 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 7th day of June, 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, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 7th day of June, 2019.

_____
Notary Public

