THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 190621197B**	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 9th day of August, 2019. Notary Public My Commission Expires: 05/03/2021

Karen Johnson Davidson County
Batch# 269565 DEEDWARR
08/09/2019 04:09:18 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20190809-0079678

ALEXIS MENDAL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Domus Builders LLC 3825 Bedford Ave Ste 201 Nashville, TN 37215	New Owner	Tax Parcel ID No. 073-13-0-R-001.00CO 073-13-0-R-002.00CO 073-13-0-S-001.00CO 073-13-0-S-002.00CO

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 Parnters, LLC** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Domus Builders LLC**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract I

Land in Davidson County, Tennessee, being Lot No. 23 on the Map of Davis Heights Subdivision as of record in Book 843, Page 104, Register's Office for Davidson County, Tennessee.

See Deed Waiving Horizontal Property Regime of record at Instrument Number 20190715-0069146 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Domus Partners, LLC by Quitclaim deed from Domus Partners, LLC of record in Instrument Number 20190715-0069147 Register's Office for Davidson County, Tennessee dated July 15, 2019 and recorded on July 15, 2019.

Being also known as 1516B Rosebank Avenue Nashville, TN 37206

Tract II

Land in Davidson County, Tennessee, being Lot No. 24 on the Map of Davis Heights Subdivision as of record in Book 843, Page 104, Register's Office for Davidson County, Tennessee.

See Deed Waiving Horizontal Property Regime of record at Instrument Number 20190715-0069146 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Domus Partners, LLC by Quitclaim deed from Domus Partners, LLC of record in Instrument Number 20190715-0069148 Register's Office for Davidson County, Tennessee dated July 15, 2019 and recorded on July 15, 2019.

Being also known as 1516A Rosebank Avenue Nashville, TN 37206

Tract III

Land in Davidson County, Tennessee, being Lot No. 22 on the Map of Davis Heights Subdivision, as of record in Book 843, Page 104, Register's Office for Davidson County, Tennessee.

Deed Waiving Horizontal Property Regime for 1518 Rosebank Avenue of record at Instrument Number 20190715-0069140.

Being the same property as conveyed to Domus Partners, LLC by Quitclaim Deed from Domus Partners, LLC of record in Instrument Number 20190715-0069142, Register's Office for Davidson County, Tennessee, dated July 15, 2019 and recorded on July 15, 2019.

Being also known as 1518A Rosebank Avenue Nashville, TN 37206.

Tract IV

Land situated in Davidson County, Tennessee, being Lot No. 21 on the Map of Davis Heights Subdivision as of record in Book 843, Page 104, Register's Office for Davidson County, Tennessee.

Deed Waiving Horizontal Property Regime for 1518 Rosebank Avenue of record at Instrument Number 20190715-0069140.

Being the same property as conveyed to Domus Partners, LLC by Quitclaim Deed from Domus Partners, LLC of record in Instrument Number 20190715-0069141, Register's Office for Davidson County, Tennessee, dated July 15, 2019 and recorded on July 15, 2019.

Being more commonly known as 1518B Rosebank Avenue, Nashville, TN 37206.

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 843, Page 104 and 105, 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 20170803-0079415, 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

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 1516A, 1516B, 1518A, 1518B Rosebank Ave Nashville TN 37206

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 9th day of August, 2019.

Domus Partners, LLC

BY: _____

William J. Mitchell, ~~Secretary~~ President

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~~ President (or other officer authorized to execute the instrument) of Domus Partners, LLC, the within named bargainor, and that he as such authorized ~~Secretary~~ President has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized ~~Secretary~~ President.

Witness my hand and official seal, at office in Nashville, Tennessee, this 9th day of August, 2019.

_____

Notary Public

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