WARRANTY DEED

Karen Johnson Davidson County
Batch# 332575 DEEDWARR
12/19/2019 03:22:28 PM 2 pgs
Fees: $13.00 Taxes: $412.55

20191219-0131279

J-PC-19-3401-49

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hensley Group, LLC	**New Owner**	
(NAME)	(NAME)	**136-15-0B-053.00-CO**
2017 Rolling Creek Drive		
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37128		
(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 consideration, the receipt of which is hereby acknowledged, **FORREST DOMINY, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HENSLEY GROUP, LLC, A TENNESSEE LIMITED LIAIBILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of A Horizontal Property Regime (Private Element), Phase 2, Smith Springs Townhomes, Revision 1 of record in Plat at Instrument No. 20010629-0068937, 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 Forrest Dominy by Warranty deed from Nicole M. Wheldon, an unmarried person of record in Instrument No. 20050920-0113202 Register's Office for Davidson County, Tennessee, dated September 15, 2005 and recorded on September 20, 2005.

Amanda Dominy joins in this conveyance to convey any marital interest she may have in the subject property.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20000828-0084429 and revised in Plat Instrument No. 20010629-0068937, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11666, Page 151, as supplemented in Instrument No. 20010730-0080392, amended at Instrument No. 20030115-0006563, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 11666, Page 149, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 11666, Page 191, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 11540, Page 482, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Common Areas to Smith Springs Townhomes Homeowners Association of record in Instrument Number 20000111-0003643,, in the Register's Office for Davidson County, Tennessee.
- Smith Springs Townhomes Association, Inc., Rules and Regulations of record in Instrument Number 20110816-0063130, in the Register's Office for Davidson County, Tennessee.
- Articles of record in Instrument Number 20000316-0026959, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20171127-0120856, 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.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3401 Anderson Road Unit #49, Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), 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 the 13 DAY OF DECEMBER, 2019.

Forrest Dominy by Kate Nyquist as Attorney-in-Fact

Forrest Dominy by Kate Nyquist as Attorney-in-Fact

Amanda Dominy by Kate Nyquist as Attorney-in-Fact

Amanda Dominy by Kate Nyquist as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Nyquist, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of FORREST DOMINY AND AMANDA DOMINY, and who acknowledged he/she/they executed the same as the free act and deed of the said FORREST DOMINY AND AMANDA DOMINY.

Witness my hand and official seal, this the 13th of December, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212