Karen Johnson Davidson County
Batch# 389299 DEEDWARR
04/21/2020 12:28:53 PM 2 pgs
Fees: $13.00 Taxes: $1,790.80
20200421-0041701

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200325847**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $484,000.00. Affiant Subscribed and sworn to before me, this 17th day of April, 2020. Notary Public My Commission Expires: 7/6/20

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John E. Dooling and Savannah K. Michel 1516A Rosebank Avenue Nashville TN 37206	New Owner	Tax Parcel ID No. 073 13 0R 001.00

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 **John E. Dooling, an unmarried man, and Savannah K. Michel, an unmarried woman, as Tenants in Common with the Right of Survivorship,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Lot 24, Davis Heights, as shown on plat of record in Plat Book 843, Page 104, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Domus Builders LLC, by Warranty Deed from Domus Partners, LLC, of record in Instrument No. 20190809-0079678, in the Register's Office of Davidson County, Tennessee, dated August 09, 2019 and recorded on August 09, 2019.

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 2020 and thereafter, not yet due and payable.

Note: The land has been assigned a new tax parcel number but is not yet being assessed under that number. The new tax parcel number is: 07313025100

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 Davis Heights, as recorded in Plat Book 843, Page(s) 104.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20170803-0079417, as corrected by Scrivener's Affidavit at Instrument No. 20190715-0069144 and amended by Instrument Nos. 20190627-0062578 and 20190715-0069146.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-BR-20-1516A

Easement recorded in Instrument No. 20190715-0069149.

This is improved property located at 1516A Rosebank Avenue 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 17th day of April, 2020.

Domus Builders, LLC

BY: _____

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

Witness my hand and official seal at office in Nashville, Tennessee, this 17th day of April, 2020.

_____

Notary Public
My Commission Expires:

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