Karen Johnson Davidson County
Batch# 395820 DEEDWARR
05/05/2020 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20200505-0046902

| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 200325810** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $480,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 30th day of April, 2020.<br><br>Notary Public<br>My Commission Expires: 3-6-2024 |

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

# WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>Brennan L Mason<br>1518A Rosebank Avenue<br>Nashville TN 37206 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>073-13-0S-001.00-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 **Brennan L Mason, unmarried,** ("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 Lot No. 22 on the Plan of Davis Heights Subdivision of record in Plat Book 843, Page 104, 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 a portion of the same property conveyed to Domus Builders LLC by Warranty deed from Domus Partners, LLC of record in Instrument No. 20190809-0079678 Register's Office for Davidson County, Tennessee, dated August 9, 2019 and recorded on August 9, 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.

Taxes for the year 2020, 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; Instrument Number 201906270062577 and amended by Instrument Number 20190627-0062577 with Scrivener' s Affidavits of record in Instrument Number 20190715-0069139 and Instrument Number 20190715-0069138 and Instrument Number 20190715-0069140, 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

Easement Declaration of record in Instrument Number 20190715-0069143, 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 1518A 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 30th day of April, 2020.

Domus Builders, LLC

BY: _____

William J. Mitchell, President

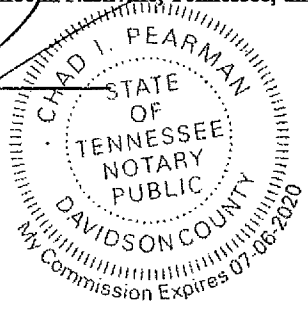
STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 30th day of April, 2020.

_____
Notary Public

My Commission Expires:



# True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

