THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North, Third Floor
P.O. Box 198985
Nashville, TN 37219-8985
(615) 256-9999

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-12738

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $38,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JANUARY, 2013.

Notary Public

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires:
June 14, 2015

Name and Address of New Owner:

Dalamar Homes, LLC
213 Gillette Drive
Franklin, TN 37069

BILL GARRETT, Davidson County
Trans:T20130007378 DEEDWARRSP
Recvd: 01/28/13 11:04 3 pgs
Fees:18.00 Taxes:140.60
20130128-0008674

Send Tax Bills To:

NEW OWNER

Street Address of Subject Property:

1748 Haleys Hope Court
Nashville, Tennessee 37209

Map and Parcel:

114-7-B-185 CO

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **TENN. CONTRACTORS, INC.,** a Tennessee corporation, hereinafter called "**GRANTOR,**" has bargained and sold, and by

these presents does transfer and convey unto **DALAMAR HOMES, LLC,** a Tennessee limited liability company, hereinafter called "**GRANTEE,**" its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Section Seven, Addition to Westchase of record as Instrument No. 20051202-0144886, as corrected by Surveyor's Certificate of Correction of record as Instrument No. 20070627-0076862 in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being part of the same property conveyed to Tenn. Contractors, Inc., a Tennessee corporation, by Deed from Performance Builders, Inc., a Tennessee corporation, of record as Instrument No. 20080616-0061794 in the Register's Office for Davidson County, Tennessee.

This is unimproved property known as 1748 Haleys Hope Court, Nashville, TN 37209.

The conveyance of the above described parcel of land is subject to the following:

1. 2013 Metropolitan Nashville/Davidson County taxes which have been prorated between the parties and assumed by Grantee.

2. All matters shown on Plan of P.U.D. Boundary, Westchase, of record in Book 9700, page 521, in the Register's Office for Davidson County, Tennessee.

3. All matters shown on the Plan of Section Seven, Addition to Westchase of record as Instrument No. 20051202-0144886 as corrected by Instrument No. 20070627-0076862 in said Register's Office.

4. Agreement for Dedication of Easements for Public Utilities of record as Instrument No. 20050509-0052105 and Instrument No. 20050509-0052106 in said Register's Office.

5. Rights of ingress and egress to and from a family cemetery as set forth in Section 3 of the Agreement of record in Deed Book 2484, page 315, in said Register's Office. The location of the cemetery is set forth on an unrecorded Survey by H & H Land Surveying, Inc. dated July 24, 1997, last revised May 7, 1998.

6. Declaration of Covenants, Conditions and Restrictions of The Addition at Westchase of record as Instrument No. 20050602-0062617 in said Register's Office.

7. Stormwater Detention Agreement of record as Instrument No. 20041020-0126238 in said Register's Office.

8. Matters shown on the Plan of PUD Boundary, Addition to Westchase of record as Instrument No 20040927-0116001 in said Register's Office.

9. Any and all zoning regulations, building restrictions, setback lines, if any, and any easements and rights of ways for public utilities applicable to the property.

10. Rights of others in and to the common areas and/or elements.

11. Lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions (builders excluded).

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, its successors and assigns, forever; and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons claiming by or through Grantor, but not further or otherwise. 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 its hand this 25th day of January, 2013.

TENN. CONTRACTORS, INC., a Tennessee corporation

BY: _____
John D. Ring, President

STATE OF TENNESSEE|
COUNTY OF ~~DAVIDSON~~| Williamson

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared John D. Ring, with whom I am personally acquainted and who, upon oath, acknowledged himself to be President of **TENN. CONTRACTORS, INC.**, a Tennessee corporation, and that he as President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation as said President.

Witness my hand and seal, the day and year first above written.

Marcy L Eibel
NOTARY PUBLIC

My Commission Expires: 9/29/14

MARCY L. EIBEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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