WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130049843 DEEDWARR
Recvd: 06/13/13 13:42 3 pgs
Fees: 18.00 Taxes: 1033.08

20130613-0060548

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-12588

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,210.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of June, 2013.

Notary Public

MY COMMISSION EXPIRES: June 14, 2015

(AFFIX SEAL)

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Ryan K. Vo	Ryan K. Vo	114070B18800CO
(NAME)	(NAME)	
6523 Marauder Drive	1736 Haleys Hope Court	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(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 considerations, the receipt of which is hereby acknowledged, **Dalamar Homes, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Ryan K. Vo and Becky B. Nguyen, as husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 61, on the plan of Section Seven, Addition to Westchase, of record in Instrument 200512020144886 and corrected by Surveyor's Certificate of Correction in Instrument 200706270076862, said Register's Office, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Tenn. Contractors Inc., a Tennessee corporation by Deed from Performance Builders Inc., a Tennessee corporation, dated 06/12/2008 and filed for record on 06/16/2008 in Instrument 200806160061794, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dalamar Homes LLC, a Tennessee limited liability company by Deed from Tenn Contractors Inc., a Tennessee corporation, dated 01/11/2013 and filed for record on 01/14/2013 in Instrument 201301140004150, Register's Office for Davidson County, Tennessee.

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
All matters as set forth per Plat Book 9700, Page 521, Instrument 200409270116001, Instrument 200512020144886, Instrument 200706270076862, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 200506020062617, said Register's Office.

Right of Way Easement of record in Book 751, Page 374, said Register's Office.
Easement of record in Book 787, Page 13, said Register's Office.
Easement of record in Book 787, Page 14, said Register's Office.
Agreement of record in Book 2484, Page 315, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer And/or Storm Drainage of record in Book 5222, Page 720, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer And/or Storm Drainage of record in Book 5258, Page 261, said Register's Office.
Agreement for Dedication of Public Utilities Easement of record in Book 8626, Page 868, said Register's Office.
Consent Judgment and Final Decree of record in Book 8636, Page 852, said Register's Office.
Stormwater Detention Agreement of record in Instrument 200410200126238, said Register's Office.
Agreement for Dedication of Public Utilities Easement of record in Instrument 200505090052105, said Register's Office.
Agreement for Dedication of Public Utilities Easement of record in Instrument 200505090052106, said Register's Office.
Quitclaim Deed to The Homeowner's Association of record in Instrument 200711090132493, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1736 Haleys Hope Court, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or 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/or 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 hand this 4th day of June, 2013.

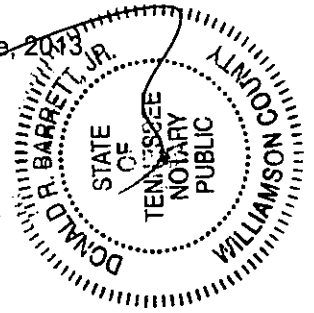
DALAMAR HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

Matthew C. Martin
Chief Manager

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Matthew C. Martin with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Chief Manager of Dalamar Homes, LLC, a Tennessee limited liability company and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Chief Manager.

WITNESS my hand and seal this 4th day of June, 2013.



Notary Public _____
My Commission Expires: 9/23/13

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