RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-12931

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,990.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of July, 2013.

Notary Public

MY COMMISSION EXPIRES: 9/23/13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
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 NUMBERS
Patrick Ryan Osborne	Patrick Ryan Osborne	114070B18700CO
(NAME)	(NAME)	
504 Derby Trace	1740 Haleys Hope Court	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20130065431 DEEDWARR
Recvd: 07/31/13 12:21 2 pgs
Fees: 13.00 Taxes: 758.46
20130731-0079789

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 **Patrick Ryan Osborne and Ani Manukyan, 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. 62, on the plan of Section Seven, Addition to Westchase, of record in Instrument 200512020144886 as 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, dated 03/15/2013 and filed for record on 03/20/2013 in Instrument 201303200027607, 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, 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.
Storm water Detention Agreement of record in Instrument 200410200126238, said Register's Office.
Agreement for Dedication of Public Utilities Easement of record in Instrument 200505090052105, 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 1740 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 26 day of July, 2013

DALAMAR HOMES LLC, A TENNESSEE LIMITED LIABILITY COMPANY

Matthew C. Martin
Managing Member

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 Managing Member of Dalamar Homes LLC, a Tennessee Limited Liability Company and that he as such Managing Member executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Managing Member.

WITNESS my hand and seal this 26th day of July, 2013.

Notary Public
My Commission Expires: 9/28/13

DONALD R. BARRETT JR. NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

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