BILL GARRETT, Davidson County
Trans:T20130083273 DEEDWARR
Recvd: 09/26/13 12:01 2 pgs
Fees:13.00 Taxes:3700.00

20130926-0101122

WARRANTY DEED

26129

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 24th DAY OF SEPTEMBER, 2013.

(Affix Seal) Notary Public

My Commission Expires: 9/18/2016

BRENDA FRANKS HALE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
David N. Dyer and wife, Janina F. Dyer	New Owner	Map/Parcel
914 Dorset Drive		159100B00700CO
Brentwood, TN 37027		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, GROVE PARK CONSTRUCTION, LLC, a Tennessee limited liability company, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto DAVID N. DYER AND WIFE, JANINA F. DYER, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 7 as shown on the map entitled Dorset Park Subdivision, of record as Instrument No. 20080626-0065807, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Grove Park Construction, LLC, a Tennessee limited liability company, by Warranty Deed from GWP Land Partners, a Tennessee general partnership consisting of Michael A. Hartley, Steven D. Ezell and GWP Land Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20121203-0110694, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2013 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument. Map/Parcel 159100B00700CO .
b. All matters appearing on the Plan of Dorset Park Subdivision of record in Instrument No. 20080626-0065807, Register's Office for Davidson County, Tennessee.
c. All matters appearing on the Plan of Bethel Subdivision of record in Instrument Number 20071011-0120896, Register's Office for Davidson County, Tennessee.

d. Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20110413-0028597, 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.
e. Restrictions recorded in Book 1306, page 210, Register's Office for Davidson County, Tennessee.
f. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record as Instrument No. 20071119-0134940, Register's Office for Davidson County, Tennessee.
g. Storm Water Detention Agreement of record in Book 11684, page 447, Register's Office for Davidson County, Tennessee.
h. Notice of Restriction of Duplex Development of record in Instrument No. 20130710-0071470, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 914 Dorset Drive, Brentwood, Tennessee 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and 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 24th day of September, 2013:

Grove Park Construction, LLC

BY: _____
Brandon K. Jenkins, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Brandon K. Jenkins, 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 Chief Manager (or other officer authorized to execute the instrument) of Grove Park Construction, LLC, the within named bargainor, a limited liability company, and that such Chief Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Chief Manager.

Witness my hand, at office, this 24th day of September, 2013.

_____
Notary Public

My commission expires: 4/8/17

BRENDA FRANKS HALE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY