File Box 9

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140021420 DEEDWARR
Recvd: 03/31/14 14:36 2 pgs
Fees:13.00 Taxes:1050.25

20140331-0026398

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $283,851.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of March, 2014.

Notary Public

MY COMMISSION EXPIRES: March 9, 2016

(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
William Chase Ledbetter	William Chase Ledbetter	128150A08900CO
(NAME)	(NAME)	
104 Zuric Court	104 Zuric Court	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(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** , hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **William Chase Ledbetter, III**, 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 Lot No. 5, on the Final Subdivision of Section 2, Phase 1, Still Spring Hollow, a Planned Unit Development, of record in Instrument No. 200311110164936, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Greater Middle Tennessee Development Partnership, a Tennessee general partnership composed of Oakland Investments LTD, a Delaware corporation and Trianon Developments LTD, a Delaware corporation by Transfer dated from Claudia B. Davis, Carey G. Davis, an unmarried man, Philip L. Davis and Philip L. Davis, Jr. of record in Book 7907, Page 635, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dalamar Homes by Warranty Deed dated 08/13/2013 from Greater Middle Tennessee Development Partnership, a Tennessee general partnership composed of Oakland Investments LTD, a Delaware corporation and Trianon Developments LTD, a Delaware corporation of record in Instrument 201308150085948, Register's Office for Davidson County, Tennessee.

THIS PROPERTY IS SUBJECT THE FOLLOWING:
All matters as set forth per plats of record in Plat Book 6900, Page 991, Plat Book 6900, Page 992, and Instrument 200311110164936, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Book 7963, Page 400, as amended of record in Book 8179, Page 464, said Register's Office.
By-Laws of record in Book 8294, Page 40, said Register's Office.
Agreement for Dedication of Public Utilities Easement of record in Book 9740, Page 971, Instrument 200109250103587, Instrument 200109250103589 and Instrument 200109250103590, said Register's Office.
Electric Power Board of said Government of record in Instrument 200104200039445, said Register's Office.
Agreement for Dedication of Easement for Public Utilities, Storm Drainage, and Appurtenances of record in Instrument 200107100073480, said Register's Office.
Stormwater Detention Agreement of record in Instrument 200302200022601, said Register's Office.
Charter of the Homeowner's Association of record in Book 7930, Page 909, said Register's Office.
County of Davidson taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable.
2014 Taxes have been prorated between the Grantor and Grantee.

unimproved ☐

This is improved ☑ property, known as 104 Zuric Court, Nashville, TN 37221
(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 28th day of March, 2014.

DALAMAR HOMES

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 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 28th day of March, 2014.

Notary Public
My Commission Expires: 11/15/17

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

K. THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY