WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140040023 DEEDWARR
Recvd: 06/06/14 12:13 2 pgs
Fees: 13.00 Taxes: 77.70
20140606-0049455

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $21,000.00

Isaac Abdelnour
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of June, 2014.

Hillary Torrence
Notary Public

MY COMMISSION EXPIRES: 11-28-16

(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
Isaac Abdelnour	NEW OWNER	164-10-0-A 304.00CO
(NAME)	(NAME)	
2988 Harbor Lights Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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, **DAC Homebuilders, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Isaac Abdelnour, Married**, hereinafter called the GRANTEE (S), his 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. 355, on the plan of Final Plat, Village Eight, Summerfield Subdivision, as shown on plat of record in Instrument No. 20051025-0128762, Register's Office, Davidson County, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to DAC Homebuilders LLC, a Tennessee limited liability company by Warranty Deed dated 08/29/2007 from Capitol Homes Inc., a Tennessee Corporation of record in Instrument 200709040105700, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS FURTHER 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.
All matters as set forth per Instrument 200510250128762, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Book 11588, Page 484, as amended of record in Book 11669, Page 376, as amended of record in Instrument 200103080021946, as amended of record in Instrument 200105040046260, as amended of record in Instrument 200305270071168, as amended of record in Instrument 200511030133360, said Register's Office.
By-Laws of record in Book 11648, Page 662, said Register's Office. Said By-Laws were amended of record in Instrument 200105040046261, said Register's Office.
Stormwater Detention Agreements of record in Instrument 200502080014855 and Instrument 200503290033458, said Register's Office.
Charter of Homeowners Association of record in Book 11648, Page 660, said Register's Office. Charter Amendment of record in Instrument 200103260028531, 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 Grantor and Grantee.

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 2908 Pinebrook Court, Antioch, TN 37013
(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), his 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), his 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 4 day of June, 2014

DAC HOMEBUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

Joseph DeFatta
Chief Manager

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Joseph DeFatta 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 DAC Homebuilders, 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, 2014.

Notary Public
My Commission Expires: 8/29/17

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

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