# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140041976 DEEDWARR
Recvd: 06/13/14 11:53 2 pgs
Fees: 13.00 Taxes: 77.70

20140613-0051831

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $21,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of June, 2014.

Notary Public

MY COMMISSION EXPIRES: 11/15/17

(AFFIX SEAL)

WILLIAMSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE

THOMAS SIDWELL

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Bennett, 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 |
|---|---|---|
| Vikings New Homes, LLC. | NEW OWNER | 164-10-0-A 303.00CO |
| (NAME) | (NAME) | |
| 5041 Luker Lane | | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | | |
| (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 **Vikings New Homes, LLC.**, 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. 354, on the plan of Final Plat, Village Eight, Summerfield Subdivision, as shown on plat of record in Instrument No. 20051025-0128762, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to DAC Homebuilders LLC, a Tennessee Limited Liability Company by Warranty Deed dated 10/22/2007 from Capitol Homes, Inc., a Tennessee Corporation of record in Instrument 20071026012689, 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 20051025012762, 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 20010308002194, as amended of record in Instrument 20010504004626, as amended of record in Instrument 20030527007116, as amended of record in Instrument 20051103013360, 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 20010504004626, said Register's Office.
Stormwater Detention Agreements of record in Instrument 20050208001485 and Instrument 20050329003345, 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 20010326002853, 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 prated 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 2904 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), 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 12th day of June, 2014.

DAC HOMEBUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

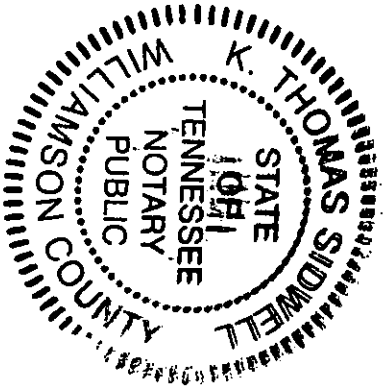
Joseph DeFatta
Chief Manager

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 12th day of June, 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**