SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140050734 DEEDWARRSP
Recvd: 07/15/14 15:19 2 pgs
Fees: 13.00 Taxes: 222.00

20140715-0062515

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8th day of July, 2014.

Notary Public

MY COMMISSION EXPIRES: 11-15-15

(AFFIX SEAL)

THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dalamar Homes, LLC	NEW OWNER	114140A02300CO
(NAME)	(NAME)	
213 Gillette Drive		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37069		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, **JLS Self Directed Account, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Dalamar Homes, LLC, a Tennessee limited liability company**, 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. 23 as shown on the map entitled the Final Plat of Woodland Forest, Section Two, of record in Instrument No. 20050331-0035005, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to JLS Self-Directed Account, LLC by Deed from Fifth Third Bank, N.A. of record in Instrument No. 200908140076521, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
All matters appearing of record in Instrument No. 20050331-0035005, said Register's Office.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the covenants, Conditions and Restrictions of Woodland Forest of record in Book 7207, page 851, Book 7596, Page 684, and in Instrument Number 20050916-0111743, Register's Office for Davidson County, Tennessee.
Misc. easements and intrusions Restriction for Access and Maintenance of Common Areas in Book 7439, page 487, and Book 7596, page 692, said Register's Office.
By-Laws of Woodland Forest Homeowners' Association, inc., of record in Instrument Number 20040503-0049797, as amended in Instrument Number 20050916-0111744, said Register's Office.
Coveyance of Common Areas to Homeowners' Association of record in Instrument Number 20050415-0042083 and Instrument number 20060505-0052580, said Register's Office.
Storm Water Detention Agreement in Instrument Number 20031119-0168896.
Subject to rights and other in and to the common areas and/or elements.
PUD Boundary in Plat book 6900, Page 443, said Register's office.
Subject to lien for special assessment contained in DCCR's/Master Deed.
County of Davidson taxes for the year 2014 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 Lot 23 Woodland Forest, TN

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), their heirs and/or assigns, forever. 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.

GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Witness our hands this 8th day of July, 2014.

JLS SELF DIRECTED ACCOUNT, LLC

Janet L. Smith
Sole Member

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Janet L. Smith with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Sole Member of JLS Self Directed Account, LLC and that she as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by herself as Sole Member.

WITNESS my hand and seal this 8th day of July, 2014.

K. THOMAS SIDWELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires:

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027