THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 14050827

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $95,000.00.

Affiant

Subscribed and sworn to before me, this 23 day of July, 2014.

Notary Public
My Commission Expires: _____

LANA M. ALESSIO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires

BILL GARRETT, Davidson County
Trans:T20140054245 DEEDWARR
Recvd: 07/28/14 10:34 2 pgs
Fees:13.00 Taxes:351.50
20140728-0066665

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Dalamar Homes, LLC 766 Saussy Place Nashville TN 37205	New Owner	Tax Parcel ID No. 115090A00500CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Southern Venture Group, LLC** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dalamar Homes, LLC,** a Tennessee Limited Liability Company ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 5, THE WOODS OF WEST MEADE, "A PLANNED UNIT DEVELOPMENT", as shown on plat of record in Instrument No. 20031027-0157620, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Southern Venture Group, LLC by Special Warranty Deed from Fifth Third Bank, NA, recorded on the 3rd day of June, 2009 in Instrument No. 20090603-0051149, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE WOODS OF WEST MEADE, "A PLANNED UNIT DEVELOPMENT", as recorded in Instrument No. 20031027-0157620, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20030924-0141426.

Charter of The Woods of West Meade Homeowners Association, Inc. recorded at Instrument No. 20030305-0029209.

Easement for Overhead Lines, recorded in Book 6230, Page 156 and Book 6623, Page 646.

Easement for Electric Power Company, recorded in Book 787, Page 3.

Easement for Transmission Lines to NES, recorded in Book 3251, Page 591 and Book 4558, Page 802.

Easement for Access, recorded in Instrument No. 20000225-0018499.

This is improved property located at 766 Saussy Place Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23 day of July, 2014.

Southern Venture Group, LLC:

BY: _____
Vic Ledoux, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Vic Ledoux, with whom I am personally acquainted, and who upon oath acknowledged himself to be a Member of Southern Venture Group, LLC., a Tennessee limited liability company, the within named bargainor, a Tennessee limited liability company, and that he as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Member.

Witness my hand, at office, this 23 day of July, 2014.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014