3

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,757.00

Bobbie J Doughty
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of October, 2014.

Notary Public

MY COMMISSION EXPIRES: 11/5/17

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY THOMAS SIDWELL

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
Bobbie J. Doughty	NEW OWNER	128160A07000CO
(NAME)	(NAME)	
7108 Still Spring Hollow Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140076141 DEEDWARR
Recvd: 10/08/14 13:29 2 pgs
Fees:13.00 Taxes:1368.10
20141008-0093382

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 **Bobbie J. Doughty and Charles W. Graves, joint tenants**, 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. 70, on the plan of Section 3, Phase 1, Still Spring Hollow, as shown on plat of record in Plat Book 9700, Page 484, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Stephanie Emmert by Warranty Deed dated 03/01/2005 from Greater Middle Tennessee Development Partnership, a Tennessee general partnership composed of Trianon Developments Ltd., a Delaware corporation, and Oakland Investments Ltd., a Delaware corporation of record in Instrument 200503030023857, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles William Graves and Bobbie Jewel Doughty by Warranty Deed dated 07/15/2013 from Stephanie Emmert now known as Stephanie Martinez of record in Instrument 201308140085432, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dalamar Homes, LLC by Warranty Deed dated 01/27/2014 from Charles William Graves and Bobbie Jewel Doughty of record in Instrument 201401290008080, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS 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. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
All matters as set forth per Plat Book 9700, Page 484, 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, said Register's Office.
Stormwater Detention Agreement of record in Instrument 20030200022601, 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.

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 7108 Still Spring Hollow Drive, 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 3rd day of October, 2014.

DALAMAR HOMES, LLC

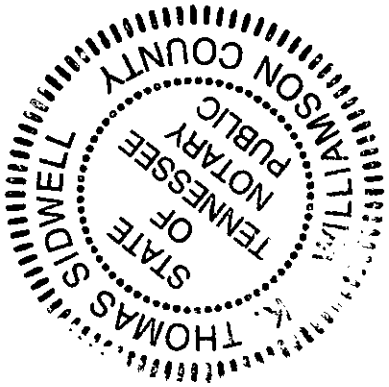
Dayla R. Martin
Managing Member

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Dayla R. Martin with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Managing Member of Dalamar Homes, LLC and that she as such Managing Member executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by herself as Managing Member.

WITNESS my hand and seal this 3rd day of October, 2014.

Notary Public K. Thomas Sidwell
My Commission Expires: 11/15/17



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