WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140094646 DEEDWARR
Recvd: 12/17/14 16:10 3 pgs
Fees:18.00 Taxes:125.80
20141217-0115676

SAMUEL BENJAMIN DREILING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires JUNE 24, 2018

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $34,000.00

Affiant Isaac

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

Notary Public

MY COMMISSION EXPIRES: 6/24/2018

(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	164100A30500CO
(NAME) 2988 Harbor lights Dr	(NAME)	164100A30600CO
(ADDRESS) Nashville, TN 37217	(ADDRESS)	
(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**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Isaac Abdelnour**, 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:

TRACT 1
Land in Davidson County, Tennessee, being Lot 356, on the plan of Village Eight, Summerfield Subdivision, as shown on plat of record in Instrument 20051025-0128762, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

TRACT 2
Land in Davidson County, Tennessee, being Lot 357, on the plan of Village Eight, Summerfield Subdivision, as shown on plat of record in Instrument 200510250128762, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

TRACT 1
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. Said Deed was corrected by Scrivener's Affidavit in Instrument 201406040048202, said Register's Office.

TRACT 2
Being part of the same property conveyed to DAC Homebuilders LLC, a Tennessee Limited Liability Company by Warranty Deed dated 07/31/2007 from Capitol Homes, Inc. a Tennessee Corporation of record in Instrument 200708060093503, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS FURTHER SUBJECT TO THE FOLLOWING:
TRACT 1
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.
Restrictive Covenants 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 Agreement of record in Instrument 200502080014855, said Register's Office.
Stormwater Detention Agreement of record in Instrument 200503290033458, said Register's Office.
Charter of record in Book 11648, Page 660, said Register's Office.
Articles of Amendment to the Charter of record in Instrument 200103260028531, said Register's Office.
County of Davidson taxes for the year 2015 and subsequent years, a lien not yet ascertainable, due or payable.
2014 Davidson County taxes have been prorated between the Grantor and Grantee.

TRACT 2
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 Instrument 200510250128762, said Register's Office.
Restrictive Covenants 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, as amended of record in Instrument 200105040046261, said Register's Office.
Stormwater Detention Agreement of record in Instrument 200502080014855, said Register's Office.
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Charter of record in Book 11648, Page 660, as amended of record in Instrument 200103260028531, said Register's Office.
County of Davidson taxes for the year 2015 and subsequent years, a lien not yet ascertainable, due or payable.
2014 Davidson County 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 2909 Pinebrook Court, Antioch, TN 37013
2901 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 December, 2014.

DAC HOMEBUILDERS , LLC

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 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 December, 2014.

Notary Public
My Commission Expires: _____

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

SAMUEL BENJAMIN DREILING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires JUNE 24, 2018