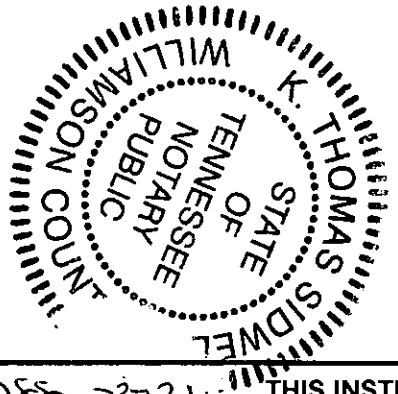
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $297,124.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of December, 2014.

Notary Public

MY COMMISSION EXPIRES: 1/15/17

(AFFIX SEAL)

01288-23731

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
Dustin P. Keller	NEW OWNER	114-14-0A-023.00-C
(NAME)	(NAME)	BILL GARRETT, Davidson County
305 Dogwood Trail		Trans:T20150000076 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 01/02/15 09:26 2 pgs
Nashville, TN 37209		Fees:13.00 Taxes:1099.36
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20150102-0000119

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 **Dustin P. Keller and Sumita B. Keller, husband and wife**, 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, on the Final Plat, Woodland Forest, Section - Two, of record in Plat Instrument 200503310035005, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being part of the same property conveyed to JLS Self Directed Account, LLC, a Tennessee limited liability company by Warranty Deed dated 07/02/2009 from Fifth Third Bank NA of record in Instrument 200908140076521, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dalamar Homes, LLC, a Tennessee limited liability company by Warranty Deed dated from JLS Self Directed Account, LLC, a Tennessee limited liability company of record in Instrument 201407150062515, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TOT HE 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 Boundary Plat Book 6900, Page 443, Plat Instrument 200503310035005, said Register's Office.
Restrictive Covenants of record in Book 7207, Page 851, said Register's Office.
Declaration of Covenants for Access to and Maintenance of Common Areas of record in Book 7439, Page 487, said Register's Office.
Additional Restrictive Covenants and Reinstatement of Restrictive Covenants of record in Book 7596, Page 684, said Register's Office.
Declaration of Covenants of record in Book 7596, Page 692, as amended of record in Instrument

200509160111743, said Register's Office.
By-Laws of record in Instrument 200405030049797, as amended of record in Instrument 200509160111744, said Register's Office.
Stormwater Detention Agreement Easement of record in Instrument 200311190168896, said Register's Office.
County of Davidson taxes for the year 2015 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 305 Dogwood Trail, Nashville, TN 37209
(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 19th day of December, 2014.

DALAMAR HOMES, LLC

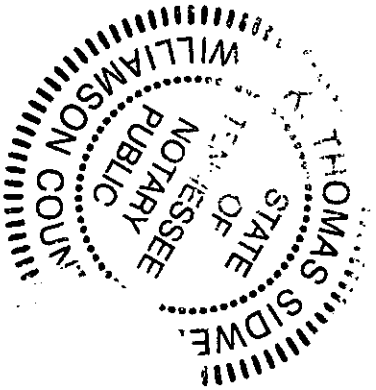
Dayla R. Martin
Managing Member

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 19th day of December, 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