WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $379,523.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of December, 2014.

Notary Public

MY COMMISSION EXPIRES: 11/15/17

(AFFIX SEAL)

K. THOMAS SIDWELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-23163

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
Batia Karabel	Franklin Synergy Bank	12800007200
(NAME)	(NAME)	
585 Summit Oaks Court	722 Columbia Ave	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150000639 DEEDWARR
Recvd: 01/05/15 12:42 2 pgs
Fees:13.00 Taxes:1404.24
20150105-0000798

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 **Batia Karabel and Aron Karabel, as 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 all of Lot No. 2, on the Final Plat, Woodbury, Phase 2, Cluster Lot Planned Unit Development, of record in Plat Instrument 201404290035945, 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 Greater Middle Tennessee Development Partnership, a Tennessee general partnership by Warranty Deed dated 07/26/2012 from Gallardia Properties, LLC, a Tennessee limited liability company of record in Instrument 201208100071790, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dalamar Homes, LLC by Warranty Deed dated 07/01/2014 from Greater Middle Tennessee Development Partnership, a Tennessee general partnership composed of Oakland Investments LTD, a Delaware corporation and Trianon Developments LTD, a Delaware corporation of record in Instrument 201407030059058, 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.
All matters as set forth per Plat Instrument 200502160017693, Plat Instrument 201404290035945, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Instrument 201309240100444, Instrument 201406020047279, Instrument 201406200054093, said Register's Office.
All matters set out in document including but not limited to an Easement of record in Book 5074, Page 856, Book 8083, Page 534, Book 8083, Page 541, and Book 8083, Page 547, said Register's Office.

Easement Agreement of record in Book 5074, Page 945, and Instrument 201208100071791, said Register's Office.
Stormwater Detention Agreement Easement of record in Instrument 200501180005578, and Instrument 200610230130904, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main, Pumps and Appurtenances Easement of record in Instrument 201207060059466, said Register's Office.
Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument 201308300091922, said Register's Office.
Charter of record in Instrument 201405300046691, said Register's Office.
County of Davidson taxes for the year 2015 and subsequent years, a lien not yet ascertainable, due or payable.
2014 Property 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 585 Summit Oaks Court, 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 23rd day of December, 2014.

DALAMAR HOMES, LLC

Matthew C. Martin
Managing Member

State of Tennessee
County of Williamson

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

WITNESS my hand and seal this 23rd day of December, 2014.

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 11/15/17

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File No.: 01288-23163
SMG TN Warranty Deed