2

WARRANTY DEED

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $401,450.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of January, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/27/17

(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
David F. Sawrie	NEW OWNER	155100B03800CO
(NAME)	(NAME)	
7020 Natchez Pointe Boulevard		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150008940 DEEDWARR
Recvd: 02/04/15 13:58 2 pgs
Fees:13.00 Taxes:1485.37
20150204-0010626

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 **David F. Sawrie and Anita P. Sawrie, 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 located in Davidson County, Tennessee, being Lot No. 38 on the Plan of Natchez Pointe of record in Instrument Number 200804020033047, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dalamar Homes LLC by Special Warranty Deed from Natchez Pointe Partners, a Tennessee General Partnership, dated 8/4/2014, of recorded as Record instrument No. 201408070071191, in the Register's Office of 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 shown on the plat of recorded as Plat Instrument No. 200804020033047, Davidson County, in the state of Tennessee.
Covenants, conditions, easements and restrictions recorded as Record Instrument No. 200801280008610, in the Register's Office of Davidson County, Tennessee.
Grant of Transmission Line Easement recorded in Record Book 4150, Page 109, in the Register's Office of Davidson County, Tennessee.
Stormwater Detention Agreement recorded in Instrument No. 200702260023092, in the Register's Office of Davidson County, Tennessee.
Agreement for Dedication of Easement for Sanitary Sewer an/or Storm Drainage, Water Main, Pumps and Appurtenances recorded in Instrument No. 20070226002317, of Register's Office of Davidson County, Tennessee

Charter of the Homeowner's Association recorded in Instrument No. 200801280008611, of Registers Office of Davidson County, Tennessee.

County of Davidson taxes for the year 2015 and subsequent years, a lien not yet ascertainable, due or payable.

2015 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 7020 Natchez Pointe Boulevard, 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 29th day of January, 2015.

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 29th day of January, 2015.

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 8/22/17

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