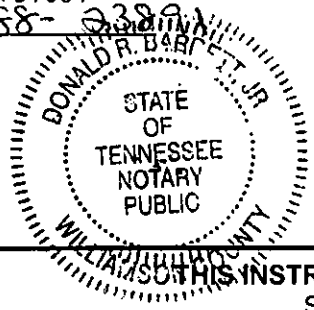
WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-23891



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th 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
Richard S. Feulner	NEW OWNER	155100B03100
(NAME)	(NAME)	
7105 Natchez Pointe Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150008950 DEEDWARR
Recvd: 02/04/15 14:17 2 pgs
Fees:13.00 Taxes:2127.50

20150204-0010639

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 **Richard S. Feulner and Janet M. Feulner, 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. 31, on the Final Plat of Natchez Pointe, of record in Plat Instrument 20080402003304 7, 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 Natchez Pointe Partners, a Tennessee general partnership by Quit Claim Deed dated 01/26/2011 from Natchez Pointe, LLC of record in Instrument 201101260007323, 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 04/10/2014 from Natchez Pointe Partners, a Tennessee general partnership of record in Instrument 201404160031717, 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 20080402003304 7, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Instrument 200801280008610, said Register's Office.
Grant of Transmission Line Easement of record in Book 4150, Page 109, said Register's Office.
Stormwater Detention Agreement Easement of record in Instrument 200702260023092, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument 200702260023127, said Register's Office.
Charter of record in Instrument 200801280008611, said Register's Office.

County of Davidson taxes for the year 2015 and subsequent years, a lien not yet ascertainable, due or payable. 2015 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 7105 Natchez Pointe Place, 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 30th day of January, 2015.

DALAMAR HOMES, LLC

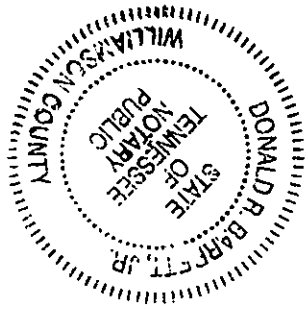
Dayla R. Martin
Managing Member

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 30th day of January, 2015.

Notary Public
My Commission Expires: 8/22/17



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