# SPECIAL WARRANTY DEED

**RETURN TO**
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-24268

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of February, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-25-18

(AFFIX SEAL)

KIMBERLY D. HICKS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Dalamar Homes, LLC | NEW OWNER | 177-00-0-012-00 |
| (NAME) | (NAME) | |
| 350 Wilson Pike Circle, Suite 300 | | |
| (ADDRESS) | (ADDRESS) | |
| Brentwood, TN 37027 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

BILL GARRETT, Davidson County
Trans:T20150011061 DEEDWARRSP
Recvd: 02/12/15 10:58 2 pgs
Fees:13.00 Taxes:314.50
20150212-0013027

For and 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, we, **Robert L. West and wife, Sondra W. West**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Dalamar Homes, LLC, a Tennessee limited liability company**, 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 7 on the Plan of Final Plat Lot 7, Fox Hollow Farms, Fox Hunt Pointe of record in Plat Book 11190; Page 95, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of the property.

Being the same property conveyed to Robert L. West and wife, Sondra W. West by Warranty Deed from Christopher D. Cole, unmarried, and Adrienne P. Lisoskie, unmarried, dated 10/31/2014, of record in Instrument No. 20141105-0102287, in the Register's Office of Davidson County, Tennessee.

**THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:**
Taxes for 2015 and subsequent years, a lien not yet due and payable.
All matters appearing on the Plan of recorded in Plat Book 9700, Page 292, corrected in Book 10371, Page 516, said Register's Office.
All matters shown on the plat of record as Plat Book 11190, Page 95, Davidson County, in the state of Tennessee.
Covenants, conditions, easements and restrictions recorded recorded in Book 8960, Page 252, Book 9048, Page 590, Book 9052, Page 433, Book 9137, Page 784, Book 9340, Page 579, Book 9400, Page 936, corrected in Book 9772, Page 401, Book 9454, Page 59, Book 9648, Page 407, Book 9892, Page 743, Book 9981, Page 497, Book 10112, Page 348, corrected in Book 10173, Page 415, Book 10675, Page 549, Book 10940, Page 193, Book 10940, Page 200, Instrument No. 20020710-0083032, Instrument No. 20031216-0179664, Instrument No. 20040128-0010551, and Instrument No. 20050216-0017867, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set

back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.
Charter of Incorporation of Fox Hollow Farms Homeowners Association of recorded in Book 8960, Page 251, said Register's Office.
Easement of record in Book 9892, Page 774 and Book 9892, Page 779, said Register's Office.
Easement for ingress and egress and utilities of record in Book 8916, Page 345, corrected in Book 8960, Page 247 and in Book 9305, Page 487, said Register's Office.
Easement of record in Book 9258, Page 114, said Register's Office.
Easement of record in Book 9291, Page 454, said Register's Office.
Easement of record in Book 9340, Page 585, re-recorded in Book 9400, Page 931, said Register's Office.
Easement of record in Book 9274, Page 392, said Register's Office.
Storm Water Detention Agreement of record in Book 9322, Page 360, and Book 9322, Page 351, said Register's Office.

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 13 Fox Vale Lane, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), their heirs and/or assigns, forever. 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.

GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Witness my/our hand(s) this 5th day of February, 2015.

Robert L. West

Sondra W. West

State of Tennessee
County of Williamson

Personally appeared before me Robert L. West and Sondra W. West, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 5th day of February, 2015.

Notary Public
My Commission Expires: 3-25-18

STATE OF TENNESSEE NOTARY PUBLIC KIMBERLY D. HICKS WILLIAMSON COUNTY

**RETURN TO:**
**Stewart Title Company Tennessee Division**

File No.: 01288-24268
SMG TN Special Warranty Deed