WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150029352 DEEDWARR
Recvd: 04/20/15 08:43 2 pgs
Fees:13.00 Taxes:1300.09

20150420-0034628

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: SEPTEMBER 11, 2017

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $351,375.00

Md Z Haque
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of April, 2015.

Notary Public

MY COMMISSION EXPIRES: 9-11-17

(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
Md Z Haque	NEW OWNER	142.07-0B-007.00CO
(NAME)	(NAME)	
424 Moss Creek Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Md Z Haque and Rukshana Begum, 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. 7 on the Revised Final Plat of Moss Creek Plantation of record in Plat Book 6900, Page 608, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Dalamar Homes, LLC, a Tennessee Limited Liability Company by Deed from Martha E. Schindler A/K/A Martha M. Schindler, unmarried dated October 30, 2014 of record in Instrument Number 20141105-0102224, 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 Book 6900, Page 608, said Register's Office.
Restrictive Covenants of record in Book 6519, Page 458, as amended and restated in Book 6529, Page 560 and further amended of record in Book 7037, Page 683, Book 7470, Page 130, and Book 7550, Page 809, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 7369, Page 413, said Register's Office.
Electrical Permit of record in Book 6552, Page 617, said Register's Office.
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 424 Moss Creek 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 17th day of April, 2015.

DALAMAR HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

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, a Tennessee Limited Liability Company 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 17th day of April, 2015.

Notary Public
My Commission Expires: 11/15/17

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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