(1)

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-26301

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150043362 DEEDWARR
Recvd: 06/03/15 09:56 2 pgs
Fees: 13.00 Taxes: 721.50
20150603-0051629

K. THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of May, 2015.

Notary Public

MY COMMISSION EXPIRES: 11/15/17

(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
Dalamar Homes, LLC	NEW OWNER	128-00-0-013.00
(NAME) 350 Wilson Pike Suite 300	(NAME)	
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(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, we, **Mark E. O'Neill**, hereinafter called the GRANTOR(S), has 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:

A tract of land in the Ninth Civil District of Davidson County, Tennessee, that is more fully described as follows: Beginning at an iron pin by Turner Engineering Company, Inc., in the southwest corner of the herein described tract and in the northerly margin of a frontage road (George E. Horn Road), said iron pin being 220 feet northerly of and opposite a point in the centerline of Interstate Highway 40, that is 2494.99 feet north 60 deg. 01' 54" East of the centerline intersection of Interstate Highway 40 and US. Highway 70-S and proceeding as follows: Leaving the northerly margin of the frontage road (George E. Horn Road), North 6 deg. 05' 26" East a distance of 1211.88 feet to a corner stone; thence North 23 deg. 33' 04" West a distance of 2182.82 feet to a Hickory tree; thence North 63 deg. 33' 39" West a distance of 1421.60 feet to a 30 inch dead tree in a fence corner; North 28 deg. 26' 21" East a distance of 66.00 feet to an iron pin by Turner Engineering Company, Inc.; thence South 73 deg. 37' 11" East a distance of 468.79 feet to an iron pin by Turner Engineering Company, Inc., in a stone pile; thence South 77 deg. 32' 37" East a distance of 710.42 feet to a pipe in a tree trunk; thence South 74 deg. 37' 51" East a distance of 630.04 feet to an iron pin by Turner Engineering Company, Inc.; thence North 83 deg. 21' 33" East a distance of 528.00 feet to a 1 inch steel rod; thence South 21 deg. 48' 15" East a distance of 1882.70 feet to an iron pin by Turner Engineering Company, Inc.; thence South 5 deg. 05' 56" West a distance of 197.98 feet to a 15 inch dead tree; thence South 85 deg. 26' 38" East a distance of 98.62 feet to an iron pin by Turner Engineering Company, Inc.; thence South 22 deg. 05' 11" East a distance 815.77 feet to an iron pin, by Turner Engineering Company, Inc., in the Southeast corner of the herein described tract and the northerly margin of a frontage road (George E. Horn Road); thence with the northerly margin of the frontage road with a 4554.65 foot radius curve to the right a distance of 173.24 feet to a concrete marker (Tennessee Highway Department); thence continuing South 60 deg. 01' 54" West a distance of 1418.10 feet to the point of beginning and containing 87.595 acres, more or less, as per survey by Turner Engineering Company, dated February 22, 1972.

INCLUDED in the above described acreage but EXCLUDED from this conveyance is that certain subdivision named Section One, Dunaway Woods, containing 46.097 acres, more or less, a plat of which is of record in Plan Book 5200, Page 132, Register's Office for Davidson County, Tennessee.

ALSO INCLUDED in the above described acreage but EXCLUDED from this conveyance is that certain subdivision named Section Two, Dunaway Woods, containing 6.306 acres, more or less, a plat of which is of record in Plan Book 9700, Page 284, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mark E. O'Neill by Installment Deed dated from Frank F. Ghertner, Trustee of record in Book 9582, Page 624, 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.
Taxes for 2015 and subsequent years, a lien not yet due and payable.
Easement, Right, and Right of Way of record in Book 4589, Page 112 and Book 4851, Page 918, in the Register's Office of Davidson County, Tennessee.
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 0 Hallows Drive, 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 28th day of May, 2015.

Mark E. O'Neill

Mark E. O'Neill

State of Tennessee
County of Williamson

Personally appeared before me Mark E. O'Neill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of May, 2015.

Notary Public
My Commission Expires: 11/15/17

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

