(3)

01288-26799

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $266,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of September, 2015.

Notary Public

MY COMMISSION EXPIRES: 11/15/17

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20150083703 DEEDWARRSP
Recvd: 10/01/15 14:15 2 pgs
Fees:13.00 Taxes:987.53

20151001-0100011

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
Ryan G. Trainor	NEW OWNER	114-15-0-A 022.00CO
(NAME)	(NAME)	
110 Cedar Place Bend		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Dalamar Homes, LLC** , hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Ryan G. Trainor and wife, Kyla J. King**, 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 Unit No. 22, on the plan of Cedar Place Community, a Planned Unit Development (with Private Elements), filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20140918-0085685, as amended in Instrument 20141008-0093372, as corrected in Instrument 20141112-0104513, as amended in Instrument 20150319-0023886, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Karen Anne Pittman and Timothy Lee Pittman, Sr., a married couple by Warranty Deed dated from Century Investment Partners, Inc., f/k/a Century Commercial Real Estate Services, Inc., a Tennessee corporation of record in Instrument 201501210005907, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dalamar Homes, LLC , a Tennessee limited liability company by Deed from Karen Anne Pittman and Timothy Lee Pittman, Sr., a married couple of record in Instrument 20151001-0100009, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TOT HE 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. 2015 Property taxes have been prorated between the Grantor and Grantee.

Covenants, conditions, easements and restrictions recorded in Instrument 201409180085685, as amended of record in Instrument 201410080093372, as corrected by Scrivener's Affidavit of record in Instrument 201411120104513, as amended in Instrument 20150319-0023886, in the Register's Office for Davidson County, Tennessee.

Right of Way Easement of record in Book 2105, Page 438, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers of record in Book 5222, Page 772, in the Register's Office for Davidson County, Tennessee.

Agreements for Dedication of Public Utilities Easements of record in Book 8626, Page 823, Instrument 00403040024491, and Instrument 20051240150259, in the Register's Office for Davidson County, Tennessee.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument 201310290112332, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main, Pumps and Appurtenances Easement of record in Instrument 201310290112366, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement and/or Public Street Right-of-Way of record in Instrument 201411190106676, in the Register's Office for Davidson County, Tennessee.

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 110 Cedar Place Bend, 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 our hands this 25th day of September, 2015.

DALAMAR HOMES, LLC

Dayla R. Martin
Secretary

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 Secretary of Dalamar Homes, LLC and that she as such Secretary executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by herself as Secretary.

WITNESS my hand and seal this 25th day of September, 2015.

Notary Public
My Commission Expires: 11/05/17

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