SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150103994 DEEDWARRSP
Recvd: 12/09/15 11:02 2 pgs
Fees:13.00 Taxes:242.90
20151209-0123901

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,648.01

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of December, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/22/2017

(AFFIX SEAL)

MICHELLE LEE PEPPER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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	141050A56300CO
(NAME)	(NAME)	
350 Wilson Pike Suite 300		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **Avondale Residential, Inc., a Tennessee Corporation**, 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:

Land in Davidson County, Tennessee, being all of Lot No. 563, on the plan of Final Plat, Avondale, Phase 3, Section 1, Avondale, of record in Instrument No. 201407280066971, said Register's Office, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Avondale Residential, Inc., a Tennessee corporation by Quit Claim Deed dated 04/18/2013 from Avondale Park Partnership, a Tennessee general partnership of record in Instrument 201312180127661, 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 plats of record in Instrument 201407220064838 and Instrument 201407280066971, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Instrument 200812030117452, as amended of record in Instrument 200903310028791, as amended of record in Instrument 201012230102254, said Register's Office.
All matters including but not limited to an Easement of record in Book 787, Page 7, said Register's Office.
All matters set out in document including but not limited to an Easement of record in Book 840, Page 540, said Register's Office.
All matters set out in document including but not limited to an Easement of record in Book 1237, Page 674, said Register's Office.
All matters set out in document including but not limited to an Easement of record in Book 4118, Page 694, said Register's Office.
Grant of Transmission Line Easement of record in Book 4193, Page 903, said Register's Office.
Declaration of Taking Easement of record in Book 4228, Page 635, said Register's Office.
All matters set out in document including but not limited to an Easement of record in Book 4273, Page 280, said Register's Office.
Agreement for Dedication of Easement for Water Line of record in Book 5738, Page 819, as amended by Resolution Regarding Abandonment of Easement Rights of record in Instrument 200808260087638, said Register's Office.
Agreement for Dedication of Easement for Water Line of record in Book 5738, Page 832, Book 5811, Page 427, Book 7601, Page 400, and Instrument 200808180084836, said Register's Office.
All matters set out in document including but not limited to an Easement of record in Book 10748, Page 876, said Register's Office.
Agreement for Dedication of Public Utilities Easement of record in Instrument 200402040013639, Instrument 200402040013640, and Instrument 200402040013641, said Register's Office.
Access Easement Agreement of record in Instrument 200412070145662, said Register's Office.
Grant of Transmission Line Easement of record in Instrument 200601100003857, said Register's Office.
Stormwater Detention Agreement of record in Instrument 200605120055867 and Instrument 200704230047722, said Register's Office.
Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument 200710020117293, said Register's Office.

Permanent Easement Agreement of record in Instrument 200907070063325, said Register's Office.
Easement Deed by Court Order in Settlement of Landowner Action of record in Instrument 201401140003778, as corrected by Affidavit in Instrument 201404160031703, Register's Office.
Charter of the Homeowner's Association of record in Instrument 200812030117350, said Register's Office.
Title to any portion of said land lying in the bed or banks of any waterway, stream or creek lying within the bounds of subject property, the rights of upper and lower riparian owners to the free and unobstructed flow of said waters, without diminution or pollution; and the consequences of any past or future change in the location of said waters.
Rights-of-way, by Charter or otherwise, for railroad, switch tracks, spur tracks, railway facilities and other related easements, if any, on and across the land.
County of Davidson taxes for the year 2016 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 1597 Brockton 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 our hands this 4th day of December, 2015.

AVONDALE RESIDENTIAL, INC., A TENNESSEE CORPORATION

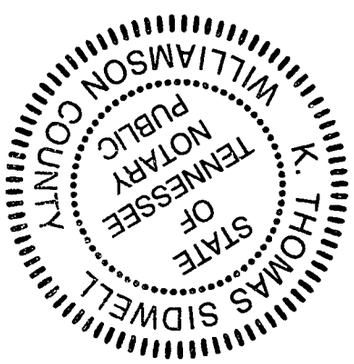
Michael M. Smith
Director

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Michael M. Smith with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Director of Avondale Residential, Inc., a Tennessee Corporation and that he as such Director executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Director.

WITNESS my hand and seal this 4th day of December, 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