WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,450.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2015.

Notary Public

MY COMMISSION EXPIRES: May 22, 2018

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC MICHELLE LEE PEPPER WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-27240g

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 NUMBER
Dalamar Homes, LLC	NEW OWNER	155-10-0B-037.00-C
(NAME)	(NAME)	
350 Wilson Pike Circle, Suite 300		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150104040 DEEDWARR
Recvd: 12/09/15 11:52 2 pgs
Fees:13.00 Taxes:438.27
20151209-0123939

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, **Kay B. Johnson**, 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 Lot No. 37, on the plan of Final Plat of Natchez Pointe, Cluster Lot, of record in Instrument No. 200804020033047, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kay B. Johnson by Quit Claim Deed dated 01/07/2014 from Donald W. Johnson, General Contractor, LLC of record in Instrument 201401100002918, 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 of record in Instrument 200804020033047, said Register's Office.
Declaration of Covenants, Conditions and Restrictions of record in Instrument 200801280008610, said Register's Office.
Grant of Transmission Line Easement of record in Book 4150, Page 109, in the Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement of record in Instrument 200702260023092, 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 of record in Instrument 200702260023127, in the Register's Office for Davidson County, Tennessee.
Charter of Homeowners Association of record in Instrument 200801280008611, said Register's Office.
County of Davidson taxes for the year 2016 and subsequent years, a lien not yet ascertainable, due or payable.

2015 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 7012 Natchez Pointe Boulevard, 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 30th day of November, 2015

Kay B. Johnson
Kay B Johnson

State of Tennessee
County of Williamson

Personally appeared before me Kay B. Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of November, 2015.

Michelle Pepper
Notary Public
My Commission Expires: May 22, 2019

MICHELLE LEE PEPPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

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