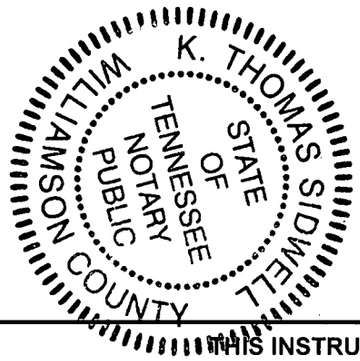
01288-29347 (2)

SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $516,312.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of March, 2016.

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
Robert L. West Jr.	NEW OWNER	177-00-0 012.00
(NAME)	(NAME)	
13 Fox Vale Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160022409 DEEDWARRSP
Recvd: 03/18/16 13:46 2 pgs
Fees:13.00 Taxes:1910.35
20160318-0025991

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, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Robert L. West Jr. and Sondra W. West, 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 Final Plat Lot 7, Fox Hollow Farms, Fox Hunt Pointe, of record in Plat Book 11190 Page 95, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Dalamar Homes, LLC, a Tennessee limited liability company by Warranty Deed dated 02/05/2015 from Robert L. West and wife, Sondra W. West of record in Instrument No. 20150212-0013027, 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 2016 and subsequent years, a lien not yet due and payable.
All matters appearing on the boundary plat of record in Plat Book 9700, Page 292, as corrected in Book 10371, Page 516, in the Register's Office for Davidson County, Tennessee.
All matters shown on the plat of record in Plat Book 11190, Page 95, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 8353, Page 806, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 8960, Page 252, as amended in Book 9052, Page 433, Book 9137, Page 784, Book 9340, Page 579, Book 9400, Page 936, Book 10940, Page 193, Book 10940, Page 200, Instrument No. 20020103-0001120 and Instrument No. 20050216-0017867, and Bylaws as amended in Instrument No. 20020103-0001121, Instrument No. 20020710-0083032 and Instrument No. 20031216-0179664, all in the Register's Office for Davidson County, Tennessee.
Establishment of Easements for Ingress and Egress and Utilities of record in Book 8916, Page 345 and Book 8960, Page 247, in the Register's Office for Davidson County, Tennessee.
Grants of Easements of record in Book 9258, Page 114, Book 9274, Page 392, Book 9291, Page 454 and Book 9400, Page 931, in the Register's Office for Davidson County, Tennessee.
Easement for Ingress and Egress and Utilities of record in Book 9305, Page 487, in the Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreements of record in Book 9322, Page 351 and Book 9322, Page 360, in the Register's Office for Davidson County, Tennessee.
Right of Use of Easement for Ingress and Egress of record in Book 9892, Page 779, in the Register's Office for Davidson County, Tennessee.
Charter of the Homeowners Association of record in Book 8960, Page 251, 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 13 Fox Vale 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 15th day of March, 2016.

DALAMAR HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

K. Thomas Sidwell
Authorized Agent

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, K. Thomas Sidwell with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Authorized Agent of Dalamar Homes, LLC, a Tennessee Limited Liability Company and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Authorized Agent.

WITNESS my hand and seal this 15th day of March, 2016.

Notary Public
My Commission Expires: May 22, 2017

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