(1)

01288-27240r

SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,304.49

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of April, 2016.

Notary Public

MY COMMISSION EXPIRES: 11.20.1900

(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	141-05-0A-568.00
(NAME)	(NAME)	
350 Wilson Pike Circle, Suite 300		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160034176 DEEDWARRSP
Recvd: 04/26/16 10:41 2 pgs
Fees:13.00 Taxes:245.33
20160426-0040422

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 Tennesee 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:

Being all of Lot 568, Avondale Phase 3, Section 1, as shown on plat and survey of same appearing of record in Instrument 20140728006697l, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a complete description of said lot.

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 20131218012766l, 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 Instrument 20140722006483l, Instrument 20140728006697l, said Register's Office.
Restrictions of record in Instrument 20081203011745l, said Register's Office.
Restrictions of record in Instrument 20090331002879l, said Register's Office.
Restrictions of record in Instrument 20101223010225l, said Register's Office.
Easement of record in Book 787, Page 7, said Register's Office.
Deed to USA 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.
Deed to USA of record in Book 4228, Page 635, said Register's Office.
Order to TVA of record in Book 4273, Page 280, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main, Pumps and Appurtenances Easement of record in Book 5738, Page 832, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main, Pumps and Appurtenances Easement of record in Book 5738, Page 819, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage Easement of record in Book 7601, Page 400, said Register's Office.
Easements of record in Book 10748, Page 876, said Register's Office.
Agreement for Dedication of Public Utilities Easement of record in Instrument 200402040013641, said Register's Office.
Agreement for Dedication of Public Utilities Easement of record in Instrument 200402040013640, said Register's Office.
Agreement for Dedication of Public Utilities Easement of record in Instrument 200402040013639, 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, said Register's Office.
Inspection and Maintenance Agreement of record in Instrument 200710020117293, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main and Appurtenances Easement of record in Instrument 200808180084836, said Register's Office.
Resolution Regarding Abandonment of Easement Rights of record in Book 5738, Page 815, said Register's Office.
Permanent Easement Agreement of record in Instrument 200907070063325, said Register's Office.

Easement Deed by Court of record in Instrument 201401140003778, and Affidavit of record in Instrument 201404160031703, said Register's Office.
Charter of record in Instrument 200812030117350, said Register's Office.
Easement of record in Book 1237, Page 674, said Register's Office.
Easement of record in Book 840, Page 540, said Register's Office.
County of Davidson taxes for the year 2016 and subsequent years, a lien not yet ascertainable, due or payable.

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 1617 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 22nd day of April, 2016.

AVONDALE RESIDENTIAL, INC., A TENNESEE 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 Tennesee 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 22nd day of April, 2016.

Notary Public
My Commission Expires: 11-28-19

LAUREN GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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