WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,109.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of April, 2016.

Notary Public

MY COMMISSION EXPIRES: May 22, 2019

(AFFIX SEAL)

MICHELLE LEE PEPPER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-26897

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
Eric A. Angles	SWBC Mortgage Corporation	114-15-0-A 021.00CO
(NAME)	(NAME)	
108 Cedar Place	9311 San Pedro Ave, #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20160034193 DEEDWARR
Recvd: 04/26/16 10:47 2 pgs
Fees: 13.00 Taxes: 999.40
20160426-0040443

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, **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 **Eric A. Angles and Shayna D. Angles, as 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 Unit No. 21, 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 Dalamar Homes, LLC a Tennessee limited liability company by Warranty Deed dated 07/02/2015 from Century Investment Partners Inc., a Tennessee corporation of record in Instrument 20150710-0067355, 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.
Restrictions upon the use of the premises not appearing in the chain of title to the land.
Taxes for 2016 and subsequent years, a lien not yet due and payable.
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 200512140150259, 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 108 Cedar Place, 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 18th day of April, 2016.

DALAMAR HOMES, LLC A TENNESSEE LIMITED LIABILITY COMPANY

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 a Tennessee Limited Liability Company 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 18th day of April, 2016.

Notary Public
My Commission Expires: 11/15/17

THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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

File No.: 01288-26897
SMG TN Warranty Deed