RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 0688-30025

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160059959 DEEDWARR
Recvd: 07/13/16 12:02 2 pgs
Fees:13.00 Taxes:1269.97
20160713-0071757

K. THOMAS SIDWELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $343,235.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 day of July, 2016.

Notary Public
MY COMMISSION EXPIRES 1/15/19 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Sidwell & Barrett, PC
121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ronald Kevin Martin	NEW OWNER	114-15-0-A030.00CO
(NAME) 213 Gillette Drive	(NAME)	
(ADDRESS) Franklin, TN 37069	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 does transfer and convey unto Ronald Kevin Martin, a married person hereinafter called the GRANTEE(S), its successors 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. 30, 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 07/10/2015 from Century Investment Partners Inc. a Tennessee corporation of record in Instrument 201507160069534, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS FURTHER 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 20140918-0085685, as amended of record in Instrument 20141008-0093372, as corrected by Scrivener's Affidavit of record in Instrument 20141112-0104513, 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 20040304-0024491 and Instrument 20051214-0150259, in the Register's Office for Davidson County, Tennessee.
Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument 20131029-0112332, 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 20131029-0112366, 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 20141119-0106676, in the Register's Office for Davidson County, Tennessee.

This is improved property, known as 109 Cedar Place Nashville, TN 37221
(House Number) (Street) (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), its successors and/or assigns forever; and does covenant with the said GRANTEE(S) that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), its successors 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 6th day of July, 2016.

Dalamar Homes, LLC, a Tennessee limited liability company

By: Dayla R. Martin
Its: Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Dayla R. Martin with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Secretary (or other officer authorized to execute the instrument) of Dalamar Homes, LLC, a Tennessee limited liability company, the within named bargainor, and that she as such Secretary executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as Secretary.

Witness my hand this 8th day of July, 2016.

My Commission Expires:
11/6/19

Notary Public

