01288-33050

WARRANTY DEED

K. THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20160071632 DEEDWARR
Recvd: 08/17/16 14:10 2 pgs
Fees:13.00 Taxes:2191.33

20160817-0085999

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $592,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of August, 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
Roger Adren Crawford	NEW OWNER	155-10-0-B 001.00CO
(NAME)	(NAME)	
7125 Natchez Pointe Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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 Rental, LLC**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Roger Adren Crawford, a single man**, hereinafter called the GRANTEE(S), 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. 1, on the Final Plat of Natchez Pointe, of record in Instrument No. 20080402-0033047, 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 Rental, LLC by Warranty Deed dated 04/16/2015 from Dalamar Homes, LLC of record in Instrument No. 20150422-0036000, 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.
All matters shown on the plat of record in Instrument 200804020033047 in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded as Instrument 200801280008610, in the Register's Office for Davidson County, Tennessee.
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 the Homeowner's Association of record in Instrument 200801280008611, 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 7125 Natchez Pointe 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), 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), 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 15th day of August, 2016.

DALAMAR RENTAL, LLC

Kevin Martin
Member

Steve Jacobs
Member

Matthew Martin
Member

Stephen Lewis
Member

State of Tennessee
County of Williamson
Personally appeared before me, a notary public in and for the state and county aforementioned, Kevin Martin ,Steve Jacobs, Matthew Martin and Stephen Lewis with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be Members of Dalamar Rental, LLC and that they as such Members executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by themselves as Members.
WITNESS my hand and seal this 15th day of August, 2016.

Notary Public
My Commission Expires: 11/8/17

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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

File No.: 01288-33050
SMG TN Warranty Deed