(1)

SPECIAL WARRANTY DEED

STATE OF Florida
COUNTY OF Okaloosa
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,637.21

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 day of September, 2016

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DARREN THOMPSON
MY COMMISSION # FF993942
EXPIRES May 18, 2020
(407) 398-0153 FloridaNotaryService.com

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-27240ii

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, a Tennessee limited liability company	NEW OWNER	141-05-0A-585.00-C
(NAME)	(NAME)	
350 Wilson Pike Circle, #300		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20160087678 DEEDWARRSP
Recvd: 10/05/16 11:57 2 pgs
Fees: 13.00 Taxes: 250.26
20161005-0105207

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 Tennessee coporation**, 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), 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. 585, on the Final Plat, Avondale, Phase 3, Section 1, of record in Instrument No. 20140728-0066971, 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 Avondale Residential Inc by Quit Claim Deed dated 04/18/2013 from Avondale Park Partnership of record in Instrument 201312180127661, 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 201407280066971, said Register's Office.
Restrictions of record in Instrument 200812030117452, 200903310028791, and 201012230102254, said Register's Office.
All matters set out in document including but not limited to an Easement of record in Book 787, Page 7, Book 840, Page 540 ,Book 4118, Page 694 and Book 5894, Page 776, said Register's Office.
Grant of Transmission Line Easement of record in Book 4193, Page 903, said Register's Office.
Declaration of Taking Easement of record in Book 4228, Page 635, said Register's Office.
All matters set out in document including but not limited to an Easement of record in Book 4273, Page 280, said Register's Office.
Easement of record in Book 5738, Page 819, Book 5738, Page 832, and Book 5811, Page 427, said Register's Office.

Easement of record in Instrument 200402040013639, Instrument 200402040013640, Instrument 200402040013641, Instrument 200412070145662, Instrument 200601100003857, Instrument 200605120055867, Instrument 200704230047722, Instrument 200710020117293, Instrument 200807010067905, Instrument 200807010067906, Instrument 200808180084836, Instrument 200808260087638, Instrument 200907070063325, Instrument 200908140076610, Instrument 201401140003778, and Instrument 201412020110280, said Register's Office.
All Matters as of record in Book 10748, Page 876, said Register's Office.
Charter of record in Instrument 200812030117350, 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 1685 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), 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), assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Witness our hands this 28 day of September, 2016.

AVONDALE RESIDENTIAL, INC.

Michael M. Smith
Director

State of Florida
County of Okaloosa

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 Tennessee coporation 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 28 day of September, 2016.

Notary Public
My Commission Expires:

DARREN THOMPSON
MY COMMISSION # FF983942
EXPIRES May 18, 2020
(407) 398-0153 FloridaNotaryService.com

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SMG TN Special Warranty Deed