Davidson County DEEDWARR
Recvd: 11/07/16 12:54 3 pgs
Fees:18.00 Taxes:1017.50

20161107-0117714

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

Subscribed and sworn to before me, this 3rd DAY OF November, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/3/19
(AFFIX SEAL)

CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RBT16-8727

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Dalamar Homes, LLC	Dalamar Homes, LLC	
350 Wilson Pk Cir, Ste 300 ~~8727 Mccrory Ln~~	350 Wilson Pk. Cir, Ste 300 ~~8727 Mccrory Ln~~	
Brentwood, TN 37027 ~~Nashville, TN 37221~~	Brentwood, TN 37027 ~~Nashville, TN 37221~~	155-00-0-292.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we STEPHANIE WAGNON BILLS FORMERLY KNOWN AS STEPHANIE WAGNON AND HUSBAND, FRANK R. BILLS, hereinafter called the Grantor(s), have 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 assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being a parcel of land in the 34th Civil District of Davidson County, Tennessee and located at the intersection of McCrory Lane and Lewis Road, south of I-40 and north of US 70, and shown as part of Parcel 50.00 on Map 155-00 as evidenced in Deed Book 10472 Page 800 in the Register's Office for Davidson County, Tennessee (RODCT) and being more particularly described as follows:

To find the BEGINNING start at an iron pin at the intersection of Lewis Road and McCrory Lane, said iron pin being the northernmost corner of Tract 1, thence; following the west margin of McCrory Lane, with a curve to the left (said curve having a delta angle of 16 degrees 04 minutes 17 seconds and said curve having a chord direction of South 19 degrees 12 minutes 23 seconds East and said curve having a chord length of 208.64 feet, and said curve having a radius of 746.25 feet) an arc length of 209.32 feet to an iron pin, thence; continuing with the west margin of McCrory Lane, South 62 degrees 45 minutes 28 seconds West a distance of 25.00 feet to an iron pin, thence; continuing with the west margin of McCrory Lane with a curve to the left (said curve having a delta angle of 11 degrees 58 minutes 02 seconds and said curve having a chord direction of South 33 degrees 13 minutes 33 seconds East and said curve having a chord length of 160.80 feet, and said curve having a radius of 771.25 feet) an arc length of 161.09 feet to an iron pin, thence: continuing with the west margin of McCrory Lane, South 39 degrees 13 minutes 02 seconds East a distance of 175.00 feet to an iron pin, the BEGINNING, said iron pin being the northeast comer of the property herein described, and said iron pin the southeast corner of Tract thence: continuing with the west margin of McCrory Lane, South 39 degrees 13 minutes 02 seconds East a distance of 242.79 feet to an iron pin in the west margin of McCrory Lane, said iron pin being in the east line of the property herein described, thence: continuing with the west margin of McCrory Lane with a curve to the right (said curve having a delta angle of 01 degrees 18 minutes 14 seconds and said curve having a chord direction of South 38 degrees 33 minutes 55 seconds East and said curve having a chord length of 31.35 feet, and said curve having a radius of 1377.50 feet) an arc length
of 31.35 feet to an iron pin in the west margin of McCrory Lane, said iron pin being in the east line of the property herein described, thence: continuing with the west margin of McCrory Lane, South 52 degrees 05 minutes 12 seconds West a distance of 10.00 feet to an iron pin in the west margin of McCrory Lane, said iron pin being In the east line of the property herein described, thence: continuing with the west margin of McCrory Lane with a curve to the right (said curve having a delta angle of 14 degrees 53 minutes 46 seconds and said curve having a chord direction of South 30 degrees 27 minutes 55 seconds East and said curve having a chord length of 354.53 feet, and said curve having a radius of 1367.50 feet) an arc length of 355.53 feet to an iron pin in the west margin of McCrory Lane, said iron pin being in the east line of the property herein described, thence: continuing with the west margin of McCrory Lane, South 23 degrees 01 minutes 02 seconds East a distance of 185.62 feet to an iron pin in the west margin of McCrory Lane, said iron pin being the southeast corner of the property herein described, and said iron pin

being the northeast corner of Chaffin as evidenced in Deed Book 5421 Page 89 R.O.D.C.T., thence: leaving the west margin of McCrory Lane, following the line in common with Chaffin, North 79 degrees 50 minutes 26 seconds West a distance of 416.35 feet, said iron pin being in the south line of the property herein described and said iron pin being the northwest corner of Chaffin and said iron pin being the northeast corner of Keeton as evidenced in Deed Book 7601 Page 506 R.O.D.C.T., thence: leaving the line in common with Chaffin, following the line in common with Keeton, North 79 degrees 30 minutes 20 seconds West a distance of 271.38 feet to an iron pin, said iron pin being the southwest corner of the property herein described, and said iron pin being in the north line of Keeton, and said iron pin being the southeast corner of Tract 3, thence: leaving the line in common with Keeton, following the line in common with Tract 3, North 05 degrees 59 minutes 51 seconds West a distance of 249.60 feet to an iron pin, said iron pin being in the west line of the property herein described, and said iron pin being the northeast corner of Tract 3 and said iron pin being the southernmost corner of Tract 1, thence: leaving the line in common with Tract 3, following the line in common with Tract 1, North 05 degrees 45 minutes 00 seconds East a distance of 250.00 feet to an iron pin, said iron pin being in the west line of the property herein described, thence: continuing with the line in common with Tract 1, North 59 degrees 21 minutes 19 seconds East a distance of 127.60 feet to an iron pin, said iron pin being in the west line of the property herein described, thence: continuing with the line in common with Tract 1, North 86 degrees 05 minutes 32 seconds East a distance of 150.87 feet to an iron pin the BEGINNING, containing 7.012 acres more or less, according to a survey by Jesse E. Walker, RLS dated November 25, 2005.

Being the same property conveyed to Stephanie Wagnon and Frank R. Bills by Warranty deed from Robert H. Broyles, Trustee of Robert H. Broyles Revocable Living Trust of record in Instrument No. 20060714-0085053 Register's Office for Davidson County, Tennessee, dated June 23, 2006 and recorded on July 14, 2006.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument Number 20060714-0085053, Instrument Number 20060525-0061540, Instrument Number 20090701-0061548; Register's Office for Davidson County, Tennessee.

unimproved (x)
This is improved ( ) property, known as 8727 Mccrory Ln , Nashville, Tennessee 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 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 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/our hand(s) this 3rd day of November, 2016.

Stephanie Wagnon Bills

Frank R. Bills

STATE OF Tennessee
COUNTY OF Davidson

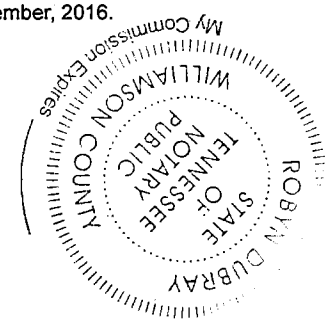
On this 3rd day of November, 2016, before me personally appeared Stephanie Wagnon Bills formerly known as Stephanie Wagnon and husband, Frank R. Bills to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this 3rd day of November, 2016.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067
(615) 599-9959

True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Cassie Lovvorn, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/03/2019

CASSIE LOVVORN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY