BILL GARRETT, Davidson County
Trans:T20160107622 DEEDWARR
Recvd: 12/07/16 12:08 2 pgs
Fees:13.00 Taxes:240.50

20161207-0128505

(1)

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $65,000.00

Affiant

Subscribed and sworn to before me, this 5th day of December 2016.

Notary Public: Dorothy E. Welch
My commission expires: 4-13-19

DOROTHY E. WELCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01888-298404

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Dalamar Homes, LLC<br>350 Wilson Pike Suite 300<br>Brentwood, TN 37027 | Same | 114-15-0-A 014.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Century Investment Partners Inc. f/k/a Century Commercial Real Estate Services, Inc. a Tennessee corporation hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Dalamar Homes, LLC a Tennessee limited liability company hereinafter called the Grantee(s) its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 14 on the Plan of Cedar Place Community, a planned Unit Development (with Private Elements) filed as Exhibit B to and established by the Declaration of Covenants, Conditions and Restrictions for Cedar Place Community of record in Instrument No. 20140918-0085685 as amended in Instrument No. 20141008-0093372 and corrected by Scrivener's Affidavit in Instrument No. 20141112-01045413 and amended in Instrument No. 201503190023886 Register's Office for Davidson County, Tennessee reference to which is hereby made for a more complete description of said Unit.

Being a portion of the same property conveyed to Century Commercial Real Estate Services, Inc n/k/a Century Investment Partners Inc. a Tennessee corporation of record in Instrument No. 20131217-0127196 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2017 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions

recorded in Instrument No. 20140918-0085685 as amended in Instrument No. 201410080093372 and as amended of record in Instrument No. 20141112-01045413 and as amended of record Instrument No. 201503190023886 in any allied instruments(s) referred to in said restrictions. 3) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main, Pumps and Appurtenances Easement of record in Instrument No. 20131029-0112366 4) Agreement for Dedication of Easement Sanitary Sewers of record in Book 5222 Page 772 5) Agreement for Dedication Public Utilities Easement of record in Book 8626 Page 823, Instrument No. 20040304-0024491 and Instrument No. 20051214-0150259 7) Dedication of Restrictions and Covenants for Storm Water of record in Instrument No. 20131029-0112332 8) Right of Way deed of record in Book 2105 page 438

This property is unimproved property known as 228 Cedar Row Place, Nashville, Tennessee 37221

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. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 5th day of December, 2016.

Century Investment Partners Inc.
f/k/a Century Commercial Real Estate Services, Inc.

BY: _____
James. W. Cross, IV
President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, James W. Cross, IV with whom I am personally acquainted, and who acknowledged himself to be the President of Century Investment Partners, Inc. f/k/a Century Commercial Real Estate Services, Inc. the within named bargainor, and as such President being authorized so to do, executed this instrument for the purposes therein contained and on behalf of Century Investment Partners, Inc. f/k/a Century Commercial Real Estate Services, Inc.

Witness my hand and official seal at Franklin, Tennessee, this 5th day of December, 2016.

_____
Notary Public

My Commission expires: 2/25/19
FILE NO: 09802

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY