BILL GARRETT, Davidson County
Trans:T20170009898 DEEDWARR
Recvd: 02/02/17 10:24 2 pgs
Fees:13.00 Taxes:240.50
20170202-0011247

ADDRESS NEW OWNER: Dalamar Homes, LLC
350 Wilson Pike Circle, Suite 300
Brentwood, TN 37027

SEND TAX BILL TO:

MAP-PARCEL NOS. Part of 114-277.00

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-239750

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **KDS Investments General Partnership, a Tennessee general partnership** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Dalamar Homes, LLC, a Tennessee limited liability** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 28 on the plan entitled, "Final Major Subdivision Plat Pine Ridge Estates, Phase 1, formerly known as Woodland Forest, Section 3," of record in Instrument Number 20161115-0120563, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and detailed description of said lot.

Being a part of the same property conveyed to KDS Investments General Partnership, a Tennessee General Partnership, from Tennessee Department of Financial Institutions and the Federal Deposit Insurance Corporation, by Warranty Deed recorded on April 30, 2014, in Instrument No. 20140430-0036286, Register's Office for Davidson County, Tennessee.

This is property with a common address of Lot 28, Pine Ridge Estates, Ph 1, Nashville, TN 37221.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assume by the Grantees; (2) The Plan of Record in Book 25, Page 144-146, Plat Book 26, Page 172, said Register's Office and all matters therein; (3) Declaration of Covenants, Conditions, and Restrictions in Book 2639, Page 198; Record Book 3428, Page 298; Record Book 3659, Page 484; and Record Book 4220, Page 126; said Register's Office; (4) Notice of Transfer of Declarant Rights in Record Book 3639, Page 582, as amended in Record Book 3659, Page 484, said Register's Office; (5) Assignment of Declarant Rights in Record Book 4049, Page 583, and Record Book 4134, Page 78, said Register's Office; (6) Easement of record in Deed Book 380, Page 477 and Deed Book 380, Page 478, said Register's Office; (7) Charter of Homeowners' Association in Record Book 2845, Page 588, said Register's Office; (8) Quitclaim Deed to Homeowners' Association in Record Book 3593, Page 144, and Book 3593, Page 144, said Register's Office; (9) Assignment of Declarant's Rights in Book 4134, Page 78, said Register's Office; (10) Any and all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 23rd day of January 2017.

KDS Investments General Partnership
By: Integrity Properties, LLC, Managing Partner of
KDS Investments General Partnership

By: _____
Steven Griffith, President/Managing Member of
Integrity Properties, LLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and state, the within named Steven Griffith, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President/Managing Member of Integrity Properties, LLC, Managing Partner of KDS Investments General Partnership, the within named bargainor, and that he as such President/Managing Member of Integrity Properties, LLC, Managing Partner of KDS Investments General Partnership executed the within instrument for the purposes therein contained by signing the name of the company by the said Steven Griffith as such President/Managing Member of Integrity Properties, LLC, Managing Partner of KDS Investments General Partnership.

Witness my hand and official seal at office, this 23rd day of January 2017.

_____
Notary Public
My Commission Expires: _____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE
COUNTY OF

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

_____
Affiant

Subscribed and sworn before me this 23rd day of January 2017.

_____
Notary Public
My Commission Expires: 4-13-19

DOROTHY E. WELCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File No. 1701K023