(1)

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,614.02

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of February, 2017.

Notary Public

MY COMMISSION EXPIRES: 11/5/19

(AFFIX SEAL)

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-36040

WILLIAMSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE THOMAS SIDWELL

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-017.00-C
(NAME)	(NAME)	
350 Wilson Pike Circle Suite 300		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20170014036 DEEDWARRSP
Recvd: 02/16/17 09:26 2 pgs
Fees:13.00 Taxes:294.57
20170216-0015908

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 Corporation**, 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), its successors and/or 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 all of Lot No. 17, on the Plan of Avondale Park, Phase 1, Section 1B, of record in Instrument No. 201203210024110, said Register's Office, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Avondale Residential, Inc., a Tennessee corporation by Quit Claim Deed dated 04/13/2010 from Avondale Park Partnership, a Tennessee partnership of record in Instrument 201004200029547, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:
1.)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. 2.) All matters as set forth per plat at Instrument 201203210024110, said Register's Office. 3.) Declaration of Covenants, Conditions and Restrictions of record in Instrument 200812030117452, as amended of record in Instrument 200903310028791, as amended of record in Instrument 201012230102254, said Register's Office. 4.) All matters including but not limited to an Easement of record in Book 787, Page 7, said Register's Office. 5.) All matters set out in document including but not limited to an Easement of record in Book 840, Page 540, said Register's Office. 6.) All matters set out in document including but not limited to an Easement of record in Book 1237, Page 674, said Register's Office. 7.) All matters set out in document including but not limited to an Easement of record in Book 4118, Page 694, said Register's Office. 8.) Grant of Transmission Line Easement of record in Book 4193, Page 903, said Register's Office. 9.) Declaration of Taking Easement of record in Book 4228, Page 635, said Register's Office. 10.) All matters set out in document including but not limited to an Easement of record in Book 4273, Page 280, said Register's Office. 11.) Agreement for Dedication of Easement for Water Line of record in Book 5738, Page 819, said Register's Office. 12.) Agreement for Dedication of Easement for Water Line of record in Book 5738, Page 832, said Register's Office. 13.) Agreement for Dedication of Easement for Water Line of record in Book 5811, Page 427, said Register's Office. 14.) Agreement for Dedication of Easement for Sewer Line of record in Book 7601, Page 400, said Register's Office. 15.) All matters set out in document including but not limited to an Easement of record in Book 10748, Page 876, said Register's Office. 16.) Agreement for Dedication of Public Utilities Easement Easement of record in Instrument 200402040013639, said Register's Office. 17.) Agreement for Dedication of Public Utilities Easement Easement of record in Instrument 200402040013640, said Register's Office. 18.) Agreement for Dedication of Public Utilities Easement Easement of record in Instrument 200402040013641, said Register's Office. 19.) Access Easement Agreement Easement of record in Instrument 200412070145662, said Register's Office. 20.) Grant of Transmission Line Easement of record in Instrument 200601100003857, said Register's Office. 21.) Stormwater Detention Agreement Easement of record in Instrument 200605120055867, said Register's Office. 22.) Inspection and Maintenance Agreement for Private Storm Water Management Facilities Easement of record in Instrument 200710020117293, said Register's Office. 23.) Agreement for Dedication of Easement for Water Line of record in Instrument 200808180084836, said Register's Office. 24.) Resolution Regarding Abandonment of Easement Rights of record in Instrument 200808260087638, said Register's Office. 25.) Permanent Easement Agreement of record in Instrument 200907070063325, said Register's Office. 26.) Charter of record in Instrument 200812030117350, said Register's Office. 27.) County of Davidson taxes for the year 2017 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 813 Doncaster 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), its successors and/or 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), its successors and/or assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Witness our hands this 14th day of February, 2017.

AVONDALE RESIDENTIAL, INC

Michael M. Smith
Director

State of Tennessee
County of Williamson

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 Corporation 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 14th day of February, 2017.

Notary Public
My Commission Expires: 11/15/17

THOMAS SIDWELL
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

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