SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170025541 DEEDWARRSP
Recvd: 03/27/17 11:01 2 pgs
Fees: 13.00 Taxes: 1948.06

20170327-0029536

K. THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $526,503.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of March, 2017.

Notary Public

MY COMMISSION EXPIRES: 11/15/17

(AFFIX SEAL)

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
Jon-Byron Wood	NEW OWNER	155-10-0-B 016.00CO
(NAME) 7228 Natchez Pointe Drive	(NAME) Farmington Mortgage	
(ADDRESS) Nashville, TN 37221	(ADDRESS) 2002 Richard Jones Rd. Ste 300A Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Dalamar Homes, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jon-Byron Wood, an unmarried man** , 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. 16, on the Final Plat of Natchez Pointe, of record in Instrument No. 20080402-0033047, 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 Dalamar Homes, LLC, a Tennessee limited liability company by Warranty Deed dated 05/18/2016 from Natchez Pointe Partners, a Tennessee general partnership of record in Instrument No. 20160525-0052662, Register's Office for Davidson County, Tennessee.

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 7228 Natchez Pointe Drive, 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 23rd day of March, 2017.

DALAMAR HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

Dayla R. Martin
Secretary

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Dayla R. Martin with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Secretary of Dalamar Homes, LLC, a Tennessee Limited Liability Company and that she as such Secretary executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by herself as Secretary.

WITNESS my hand and seal this 23rd day of March, 2017.

Notary Public
My Commission Expires: 11/15/17

K. THOMAS SIDWELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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