SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $314,006.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of April, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Melanie D. DuRard — STATE OF TENNESSEE NOTARY PUBLIC — WILLIAMSON COUNTY — My Comm. Exp. January 21, 2018

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
Hilary Elizabeth Harding	Renasant Bank	114-15-0-A-005.00
(NAME)	(NAME)	
208 Cedar Place	2001 Park Place North, Ste 150	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Birmingham, AL 35203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20170037330 DEEDWARRSP
Recvd: 05/03/17 11:03 2 pgs
Fees:13.00 Taxes:1161.82
20170503-0043526

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 **Hilary Elizabeth Harding, an unmarried woman** , hereinafter called the GRANTEE(S), her heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of Land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 5, on the Plan of Cedar Place Community, a Planned Unit Development (with Private Elements), filed as Exhibit B to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140918-0085685, as amended in Instrument No. 20141008-0093372 corrected in Instrument No. 20141112-0104513, and further amended in Instrument No. 20150319-0023886, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description of said Unit .

Being the same property conveyed to Dalamar Homes, LLC, a Tennessee limited liability company by Warranty Deed from Century Investment Partners, Inc. f/k/a Century Commercial Real Services, Inc., a Tennessee Corporation of record in Instrument 20160804-0081024 and Instrument 20160812-0084062, 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 208 Cedar Place, 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), her heirs 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), her heirs 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 28th day of April, 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 28th day of April, 2017.

Notary Public
My Commission Expires: 11/15/17

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



