This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
212 Oceola Ave
Nashville, TN 37209
(615) 829-5190

File No.: **17-1134**

Davidson County DEEDWARR
Recvd: 07/18/17 09:53 2 pgs
Fees:13.00 Taxes:971.25
20170718-0072028

WARRANTY DEED

THIS INDENTURE, made and entered into this **6/30/2017**, by and between **Carrie Leigh Darling f/k/a Carrie Leigh Compton and Justin Darling, Wife and Husband**, parties of the first part, and **DAC Homebuilders, LLC**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 51, on the Plan of Section Three, Addition Three, Fortland Park, of record in Plat Book 3106, Page 93, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Carrie Leigh Compton, a single person, by Warranty Deed from Caleb Garner, unmarried, recorded on 03/21/2011, of record in Instrument No. 20110321-0022038, Register's Office of Davidson County, Tennessee.

Carrie Leigh Darling and Carrie Leigh Compton are one and the same person.

Justin Darling joins in to convey any and all martial rights he may have in said property.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **83-11-161**
☒ Improved **2308 Brittany Drive, Nashville, TN 37206**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Carrie Leigh Darling

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Carrie Leigh Darling** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed. * and Justin Darling (RTG)

Witness my hand and Notarial Seal this 30th day of June, 2017..

Notary Public

My Commission Expires: 5/2/2021

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

****

Owner's Name: **DAC Homebuilders, LLC**

and Address: **2308 Brittany Drive, Nashville, TN 37206**

Mail tax bills to Same as owner

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$262,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 30th day of June, 2017..

Notary Public

My Commission Expires: 5/27/19

Amelia Swanson State of Tennessee Notary Public Williamson County

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic versic of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-11-20

K CLOYD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON