WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170069190 DEEDWARR
Recvd: 08/10/17 10:39 3 pgs
Fees:18.00 Taxes:1258.00

20170810-0081946

STATE OF TN
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-7-19
(AFFIX SEAL)

KRISTIN L. BROWN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF BEDFORD

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF17-070167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Serena B. Lawson and Benjamin T. Lawson, wife and husband	Serena B. Lawson and Benjamin T. Lawson, wife and husband	
(NAME) 1597 Brockton Lane	(NAME) 1597 Brockton Lane	141-05-0A-563.00-CO
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Forty Thousand And No/100 Dollars ($340,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, DALAMAR RENTAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SERENA B. LAWSON AND BENJAMIN T. LAWSON, WIFE AND HUSBAND, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 563 on the Plan of Final Plat of Avondale, Phase 3, Section 1 of record in Plat at Instrument No. 20140728-0066971, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Avondale Residential, Inc., a Tennessee Corporation by Quitclaim Deed from Avondale Park Partnership, a Tennessee General Partnership, of record in Instrument No. 20131218-0127661, Register's Office for Davidson County, Tennessee, dated April 18, 2013 and recorded on December 18, 2013.

Being the same property conveyed to Dalamar Homes, LLC, a Tennessee Limited Liability Company by

Special Warranty Deed from Avondale Residential, Inc., a Tennessee Corporation of record in Instrument No. 20151209-0123901 Register's Office for Davidson County, Tennessee, dated December 04, 2015 and recorded on December 09, 2015.

Being the same property conveyed to Dalamar Rental, LLC, a Tennessee Limited Liability Company by Warranty Deed from Dalamar Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160803-0080278 Register's Office for Davidson County, Tennessee, dated July 29, 2016 and recorded on August 03, 2016.

unimproved ☐
This is improved ☒ property, known as 1597 Brockton Lane, Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

IT IS THE INTENTION OF THE PARTIES HERETO to hereby create in Grantee a joint tenancy estate with right of survivorship and not as tenants in common.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Dalamar Rental, LLC, a Tennessee Limited Liability Company this 8 day of August, 2017.

Dalamar Rental, LLC, a Tennessee Limited Liability Company

BY: _____
Steve Jacobs
Secretary

STATE OF
COUNTY OF

On this the 8th day of August, 2017, before me personally appeared Steve Jacobs, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Secretary of Dalamar Rental, LLC, a Tennessee Limited Liability Company, the within named bargainor, a limited liability company, and that he as such Secretary executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th day of August, 2017.

Notary Public

My Commission Expires:

(SEAL)

