WARRANTY DEED

Bill Garrett Davidson County
Batch# 2913 **DEEDWARR**
09/21/2017 10:49:04 AM 2 pgs
Fees: $13.00 Taxes: $1,350.50

20170921-0096799

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00

Emily Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of August, 2017.

Notary Public

MY COMMISSION EXPIRES: 10/3/18

(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
David Troester	Same address as	072-15-1-C 001.00CO
(NAME)	(NAME)	
2105-c Scott Avenue	New Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **DAC Homebuilders, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **David Troester and wife, Tracie Troester**, hereinafter called the GRANTEE(S), their heirs 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 Unit No. 2105.5A, on the plan of 2105 SCOTT AVENUE, a Planned Unit Development (With Private Elements), filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20161128-0124512, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to Jeffrey L. Hale, married by Warranty Deed dated 05/01/1992 from Araminta Williams, married of record in Book 8626, Page 85, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to DAC Home Builders, LLC by Warranty Deed dated 02/26/2016 from Jeffrey Hale and wife, Mary Lou Hale of record in Instrument No. 20160307-0021706, Register's Office for Davidson County, Tennessee, this deed erroneously reflected Grantee as DAC Home Builders, LLC and it should have been DAC Homebuilders, LLC, a Tennessee Limited Liability Company.

This Conveyance is subject to the following:

Taxes for 2017 and subsequent years, a lien not yet due and payable. 2017 taxes were prorated between Grantor and Grantee.
All matters shown on the boundary plat of record in Plat Book 547, Page 22, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Instrument No. 20161128-0124512, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto.

unimproved ☐

This is improved ☑ property, known as 2105-c Scott Avenue, Nashville, TN 37216
(House Number) (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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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.

Witness my hand this 22 day of August 2017.

DAC HOMEBUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

Joseph DeFatta
Chief Manager

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Joseph DeFatta with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Chief Manager of DAC Homebuilders, LLC, a Tennessee Limited Liability Company and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Chief Manager.

WITNESS my hand and seal this 22nd day of August, 2017.

Notary Public
My Commission Expires:

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires April 13, 2019

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