MARY A. RODGERS
MY COMMISSION # FF 100416
EXPIRES: April 7, 2018
Bonded Thru Notary Public Underwriters

SPECIAL WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-39976d

STATE OF Florida
COUNTY OF Walton
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,214.25

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of October, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(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
Dalamar Homes, LLC, a Tennessee Limited Liability Company	Dalamar Homes, LLC, a Tennessee Limited Liability Company	141-05-0-A-020.00CO
(NAME)	(NAME)	Bill Garrett Davidson County
350 Wilson Pike Circle, Suite 300	350 Wilson Pike Circle, Suite 300	Batch# 14998 **DEEDWARRSP**
(ADDRESS)	(ADDRESS)	10/18/2017 12:27:52 PM 2 pgs
Brentwood, TN 37027	Brentwood, TN 37027	Fees: $13.00 Taxes: $300.50
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20171018-0106752

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, **Avondale Residential, Inc., a Tennessee Corporation**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Dalamar Homes, LLC, a Tennessee Limited Liability Company**, 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 Lot No. 20, on the FINAL PLAT, AVONDALE PARK, PHASE 1, SECTION 1B, of record in Instrument No. 20120321-0024110, 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 Avondale Residential, Inc., a Tennessee corporation by Warranty Deed dated 05/11/2005 from Avondale Park Partnership, a Tennessee general partnership of record in Instrument No. 20050518-0055805, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Avondale Residential, Inc., a Tennessee corporation by Quit Claim Deed dated 04/13/2010 from Avondale Park Partnership, a Tennessee partnership of record in Instrument No. 20100420-0029547, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
All matters as set forth per plat of record in Instrument 20120321-0024110, Register's Office for Davidson County, Tennessee.
Declaration of Covenants, Conditions and Restrictions of record in Instrument 20081203-0117452, as amended of record in Instrument 20090331-0028791 and Instrument 20101223-0102254, Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement of record in Instrument 20060512-0055867, Register's Office for Davidson

County, Tennessee
Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument 20071002-0117293, Register's Office for Davidson County, Tennessee
Agreement for Dedication of Public Utility Easement of record in Instrument 20080701-0067906, Register's Office for Davidson County, Tennessee
Charter of the Homeowners Association of record in Instrument 20081203-0117350, Register's Office for Davidson County, Tennessee
Quitclaim Deed to the Homeowner's Association of record in Instrument 20170130-0009317, Register's Office for Davidson County, Tennessee
County of Davidson taxes for the year 2017 and subsequent years, a lien not yet ascertainable, due or payable.

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 820 Doncaster Lane, 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), their 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), their 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 10th day of October, 2017.

AVONDALE RESIDENTIAL, INC., A TENNESSEE CORPORATION

Michael M. Smith
Director

State of Florida
County of Walton

Personally appeared before me, a notary public in and for the state and county aforementioned, Michael M. Smith with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Director of Avondale Residential, Inc., a Tennessee Corporation and that he as such Director executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Director.

WITNESS my hand and seal this 10th day of October, 2017.

Notary Public Mary A. Rodgers
My Commission Expires: _____

MARY A. RODGERS
MY COMMISSION # FF 100416
EXPIRES: April 7, 2018
Bonded Thru Notary Public Underwriters

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

File No.: 01288-39976d
SMG TN Special Warranty Deed