RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-38268

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,306.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7-17-2021

(AFFIX SEAL)

George Ziadeh
State of Tennessee Notary Public
Williamson County

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
Allison R Baker	New Owner	114-14-0-A 025.00CO
(NAME)	(NAME)	Bill Garrett Davidson County
804 Woodland Way		Batch# 30925 **DEEDWARRSP**
(ADDRESS)	(ADDRESS)	11/29/2017 11:25:55 AM 2 pgs
Nashville, TN 37209		Fees: $13.00 Taxes: $1,519.98
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20171129-0121702

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 **Allison R Baker and David Baker, wife and husband**, 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. 25, on the Final Major Subdivision Plat, PINE RIDGE ESTATES, Phase 1, formerly known as "Woodland Forest, Section 3", of record in Instrument No. 201611150120563, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being a part of the same property conveyed to KDS Investments General Partnership, a Tennessee General Partnership by Warranty Deed dated 04/25/2014 from Federal Deposit Insurance Corporation, as Receiver for Community South Bank of record in Instrument No. 20140430-0036286, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dalamar Homes, LLC, a Tennessee limited liability by Warranty Deed dated 01/23/2017 from KDS Investments General Partnership, a Tennessee general partnership of record in Instrument No. 20170127-0009072, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters shown on the plat of record in Instrument No. 201611150120563 and the boundary plat of record in Plat Book 6900, Page 443; (2) Covenants, conditions, easements and restrictions of record in Book 7596, Page 692, as amended in Instrument No. 200509160111743; ByLaws of record in Instrument No. 200405030049797, as amended in Instrument No. 200509160111744; (3) Stormwater Detention Agreement of record in Instrument No. 200405210059899; (4) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 201412290118294, in the 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 804 Woodland Way, Nashville, TN 37209
(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 22nd day of November, 2017.

DALAMAR HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

K. Thomas Sidwell
Authorized Agent

State of Tennessee
County of Williamson

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

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

Notary Public
My Commission Expires: 7-17-2021

George Ziadeh
State of Tennessee Notary Public
Williamson County

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