(2)

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-38312

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $444,921.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of December, 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
James M Venable	New Owner	114-14-0-A 031.00CO
(NAME)	(NAME)	
828 Woodland Way		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 36986 **DEEDWARRSP**
12/14/2017 10:28:48 AM 2 pgs
Fees: $13.00 Taxes: $1,644.73

20171214-0127468

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 **James M Venable and Emily G. Venable, husband and wife**, 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. 31, on the Final Major Subdivision Plat, PINE RIDGE ESTATES, Phase 1, formerly known as "Woodland Forest, Section 3", of record in Instrument No. 20161115-0120563, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Dalamar Homes, LLC, a Tennessee limited liability by Warranty Deed dated 02/14/2017 from KDS Investments General Partnership, a Tennessee general partnership of record in Instrument No. 20170223-0018320, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:
(1) Taxes for 2017 and subsequent years, a lien not yet due and payable **(2)** All matters shown on the plat of record in Instrument No. 20161115-0120563 and the boundary plat of record in Plat Book 6900, Page 443, Register's Office for Davidson County, Tennessee **(3)** Covenants, conditions, easements and restrictions of record in Book 7596, Page 692, as amended in Instrument No. 20050916-0111743; ByLaws of record in Instrument No. 20040503-0049797, as amended in Instrument No. 20050916-0111744, in the Register's Office for Davidson County, Tennessee **(4)** Stormwater Detention Agreement of record in Instrument No. 20040521-0059899, in the Register's Office for Davidson County, Tennessee **(5)** Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20141229-0118294, 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 828 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 12th day of December, 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 12th day of December, 2017.

Notary Public
My Commission Expires: 7-17-21

George Ziadeh
State of Tennessee Notary Public
Williamson County

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