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

SPECIAL WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,267.34

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2018.

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
Dalamar Homes, LLC, a Tennessee Limited Liability Company	New Owner	141-05-0A-167.00
(NAME)	(NAME)	
350 Wilson Pike Circle, Suite 300		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 55830 **DEEDWARRSP**
02/06/2018 09:59:37 AM 2 pgs
Fees: $13.00 Taxes: $285.89

20180206-0011886

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:

Being Lot No. 167, on the Final Plat of Avondale Park, Section 4, Phase 2, as shown by plat of record in Plat Instrument No. 201102080011100, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being a part of the same property conveyed to Avondale Residential Inc., a Tennessee Corporation by Special Warranty Deed dated 05/11/2005 from Avondale Park Partnership, a Tennessee General Partnership of record in Instrument 200505180055805, Register's Office for Davidson County, Tennessee.

AND

Being a 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 201004200029547, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: **(1)** 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 or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed **(2)** All matters as set forth per Plat at Instrument 200903180024198, Plat at Instrument 201102080011100, said Register's Office **(3)** Restrictions of record in Instrument 200208210100879, said Register's Office **(4)** Restrictions of record in Instrument 200812030117452, as amended of record in Instrument 200903310028791, as amended of record in Instrument 201012230102254, said Register's Office **(5)** Water Main Easement of record in Book 1237, Page 674, said Register's Office **(6)** Right of Way Easement of record in Book 787, Page 7, said Register's Office **(7)** Drainage Easement of record in Book 840, Page 540, said Register's Office **(8)** Declaration of Taking Easement of record in Book 4118, Page 694, said Register's Office **(9)** Right of Way Easement of record in Book 4193, Page 903, said Register's Office **(10)** Declaration of Taking Easement of record in Book 4228, Page 635, said Register's Office **(11)** Transmission Line Easement of record in Book 4273, Page 280, said Register's Office **(12)** Easement of record in Book 5738, Page 819, said Register's Office **(13)** Water Line Easement of record in Book 5738, Page 832, said Register's Office **(14)** Sewer Line Easement of record in Book 7601, Page 400, said Register's Office **(15)** Easement of record in Book 10748, Page 876, said Register's Office **(16)** Utility Easement of record in Instrument 200402040013639, said Register's Office **(17)** Utility Easement of record in Instrument 200402040013640, said Register's Office **(18)** Utility Easement of record in Instrument 200402040013641, said Register's Office **(19)** Access Easement of record in Instrument 200412070145662, said Register's Office **(20)** Transmission Line Easement of record in Instrument 200601100003857, said Register's Office **(21)** Stormwater Detention Agreement Easement of record in Instrument 200605120055867, said Register's Office **(22)** Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument 200710020117293, said Register's Office **(23)** Utility Easement of record in Instrument 200808180084836, said Register's Office **(24)** Partial Abandonment Easement of record in Instrument 200808260087638, said Register's Office **(25)** Permanent Easement of record in Instrument 200907070063325, said Register's Office **(26)** Stormwater

Detention Agreement Easement of record in Instrument 200908140076610, said Register's Office **(27)** Communications Easement of record in Instrument 201401140003778, said Register's Office **(28)** Affidavit of record in Instrument 201404160031703, said Register's Office **(29)** Charter of record in Instrument 200812030117350, said Register's Office **(30)** Quitclaim Deed to the Homeowner's Association of record in Instrument 201701300009317, said Register's Office **(31)** County of Davidson taxes for the year 2018 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 1457 Scarcroft 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 31st day of January, 2018.

AVONDALE RESIDENTIAL, INC., A TENNESSEE CORPORATION

Michael M. Smith
Director

State of Tennessee
County of Williamson

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 31st day of January, 2018.

Notary Public
My Commission Expires: 7-17-2021

George Ziadeh
State of Tennessee Notary Public
Williamson County

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