ADDRESS NEW OWNER: Dalamar Homes, LLC
350 Wilson Pike Circle, Suite 300
Brentwood, TN 37027

SEND TAX BILL TO: New Owner

MAP-PARCEL NOS. 114-14-0-A-041.00 CO

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

Bill Garrett Davidson County
Batch# 66950 DEEDWARR
03/09/2018 11:24:02 AM 2 pgs
Fees: $13.00 Taxes: $240.50
20180309-0022453

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **KDS Investments General Partnership, a Tennessee general partnership** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Dalamar Homes, LLC, a Tennessee limited liability** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 41 on the plan entitled, "Final Major Subdivision Plat Pine Ridge Estates, Phase 1, formerly known as Woodland Forest, Section 3," of record in Instrument Number 20161115-0120563, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and detailed description of said lot.

Being a part of the same property conveyed to KDS Investments General Partnership, a Tennessee General Partnership, from Tennessee Department of Financial Institutions and the Federal Deposit Insurance Corporation, by Warranty Deed recorded on April 30, 2014, in Instrument No. 20140430-0036286, Register's Office for Davidson County, Tennessee.

This is property with a common address of Lot 41, Pine Ridge Estates, Ph 1, Nashville, TN 37221.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same assumed by Grantee at closing.
(2) All matters appearing on the Plan of record in Book 6900, Page 443; and Instrument No. 20161115-0120563, Register's Office for Davidson County, Tennessee.
(3) Declaration of Covenants, Conditions and Restrictions in Instrument No. 20171102-0112509, said Register's Office.
(4) Restated Restrictions in Book 7596, Page 684, said Register's Office.
(5) Declaration of Covenants for Access to and Maintenance of Common Areas of Woodland Forest, a Planned Unit Development, in Book 7596, Page 692, as amended in Instrument No. 20050916-0111743, said Register's Office.
(6) Second Amendment to Declaration of Covenants in Instrument No. 20050916-0111743, said Register's Office.
(7) By-Laws of Woodland Forest Homeowners Association in Instrument No. 20040503-0049797, as amended in Instrument No. 20050916-0111744, said Register's Office.
(8) First Amendment to By-Laws in Instrument No. 20050916-0111744, said Register's Office.
(9) Stormwater Detention Agreements in Instrument No. 20031119-0168896 and 20040521-0059899, said Register's Office.
(10) Declaration of Restrictions & Covenant for Stormwater Facilities and Systems in Instrument No. 20141229-0118294, said Register's Office.
(11) Easement to Tennessee Electric Power Company in Book 787, Page 4, said Register's Office.
(12) Charter for the Homeowners Association in Instrument No. 20171117-0118443, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 7th day of March 2018.

**KDS Investments General Partnership**

**By:** _____

**Steven R. Griffith, Trustee of the Steven R. Griffith Irrevocable Trust dated December 9, 2016, Partner**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and state, the within named Steven R. Griffith, Trustee of the Steven R. Griffith Irrevocable Trust dated December 9, 2016, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Trustee of the Steven R. Griffith Irrevocable Trust dated December 9, 2016, Partner of KDS Investments General Partnership, the within named bargainor, and that he as such Trustee of the Steven R. Griffith Irrevocable Trust dated December 9, 2016, Partner of KDS Investments General Partnership executed the within instrument for the purposes therein contained by signing the name of the company by the said Steven R. Griffith as such Trustee of the Steven R. Griffith Irrevocable Trust dated December 9, 2016, Partner of KDS Investments General Partnership.

Witness my hand and official seal at office, this 7th day of March 2018.

_____
Notary Public
My Commission Expires:

CINDY SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

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STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater for this transfer is $65,000.00.

_____
Affiant

Subscribed and sworn before me this _____ day of March 2018.

_____
Notary Public
My Commission Expires: 7-17-2021

George Ziadeh State of Tennessee Notary Public Williamson County

File No. 1803k046