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

SEND TAX BILL TO: New Owner

MAP-PARCEL NOS. P/O 114-00-0-277.00

Bill Garrett Davidson County
Batch# 89174 DEEDWARR
05/07/2018 11:13:30 AM 3 pgs
Fees: $18.00 Taxes: $240.50
20180507-0043387

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. 54 on the Final Major Subdivision Plat, PINE RIDGE ESTATES, PHASE 2, Formerly Known as "Woodland Forest, Section 3,", of record in Instrument No. 20180322-0027255, 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 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.

This is property with a common address of Lot 54, 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 as set forth per Plat Book 6900, Page 443, Instrument No. 20180322-0027255, Register's Office for Davidson County, Tennessee.
(3) Declaration of Covenants, Conditions and Restrictions of record in Book 7596, Page 692, as amended of record in Instrument 20050916-0111743, Register's Office for Davidson County, Tennessee.
(4) Declaration of Covenants, Conditions and Restrictions of record in Instrument 201711020112509, Register's Office for Davidson County, Tennessee.
(5) By-Laws of record in Instrument 20040503-0049797, Register's Office for Davidson County, Tennessee. Said By-Laws were amended of record in Instrument 20050916-0111744, Register's Office.
(6) Stormwater Detention Agreement of record in Instrument 20040521-0059899, Register's Office for Davidson County, Tennessee.
(7) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument 20141229-0118294, Register's Office for Davidson County, Tennessee.
(8) Charter of the Homeowners Association of record in Instrument 201711170118443, Register's Office for Davidson County, Tennessee.

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 3rd day of May 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 3rd day of May 2018.

_____
Notary Public
My Commission Expires: _____

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 4th day of May 2018.

_____
Notary Public
My Commission Expires: 7-17-21

File No. 1805K108

George Ziadeh
State of Tennessee Notary Public
Williamson County

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JILL L. SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
SEAL

Notary Public

My Commission Expires: 9/14/2018

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