(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of May, 2018.

Notary Public

MY COMMISSION EXPIRES: 6/22/20

(AFFIX SEAL)

Judy S. Wells
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
Matthew P. Cooke		072144 N00200 CO
(NAME)	(NAME)	Bill Garrett Davidson County
1412 B Chester Avenue	NEW OWNER	Batch# 97536 DEEDWARR
(ADDRESS)	(ADDRESS)	05/29/2018 10:10:32 AM 2 pgs
Nashville, TN 37206		Fees: $13.00 Taxes: $1,442.63
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20180529-0050773

For and in 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, **DAC Homebuilders, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Matthew P. Cooke, an unmarried man**, hereinafter called the GRANTEE(S), his 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 Unit B, on the plan of 1412 A Chester Avenue, a Planned Unit Development, as shown on Exhibit 'B' in the Declaration of Covenants, Conditions and Restrictions of record in Instrument 20170810-0081988 and corrected in Instrument #20180502-0041575, Register's Office of Davidson County, reference to which is hereby made for a more complete description.

Being part of the same property conveyed to DAC Homebuilders, LLC by Warranty Deed from Jo. H. Evans, an unmarried woman, dated 06/19/2017, of record in Instrument 20170622-0062835, in the Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the following:

Taxes for 2018 and subsequent years, a lien not yet due and payable. 2018 taxes prorated between Grantor and Grantee.
All matters shown on the plat of record in Book 843, Page 94, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Instrument 20170810-0081988, together with all amendments thereto.

unimproved ☐

This is improved ☑ property, known as 1412 B Chester Avenue, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-43561
SMG TN Warranty Deed

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his heirs and/or assigns, against the lawful claims of all persons whomsoever. 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.

Witness my hand this 25 day of May 2018.

DAC HOMEBUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

Joseph DeFatta
Chief Manager

State of Tennessee
County of Williamson

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

WITNESS my hand and seal this 25th day of May, 2018.

Notary Public _____
My Commission Expires: _____

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

