WARRANTY DEED

Bill Garrett
Batch# 102903
06/11/2018 10:13:41 AM
Fees: $13.00 Taxes: $1,442.63

Davidson County
DEEDWARR
2 pgs

20180611-0055624

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

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 30th day of May, 2018.

Notary Public

MY COMMISSION EXPIRES: 12/15/21

(AFFIX SEAL)

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
Jonathan Ameen	New Owner	072144N00100CO
(NAME)	(NAME)	
1412A Chester Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 **Jonathan Ameen and Margaret Ameen, 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 Unit A, 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, 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 No. 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 1412A Chester Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), their 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), their 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 30 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 30th day of May, 2018.

Notary Public _____
My Commission Expires: _____

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires April 13, 2019

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