Midtown Title, LLC
313 E. Main Street, Suite 2
Hendersonville, TN 37075

SPECIAL WARRANTY DEED

Bill Garrett Davidson County
Batch# 105765 DEEDWARRSP
06/18/2018 11:00:01 AM 3 pgs
Fees: $18.00 Taxes: $1,526.58
20180618-0058248

CARRIE CALLAHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $412,588.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of June, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/8/2021

(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
Tu T. Dang	Waterstone Mortgage Corp	141050A00800CO
(NAME)	(NAME)	
1056 Nunnery Lane	N25 W23255 Paul Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Pewaukee WI 53072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Dalamar Homes, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Tu T. Dang and Mindy Doan, 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 Lot No. 8 on the plan of Avondale Park, Phase 1, Section 1B as shown on the plan of record in Instrument No. 201203210024110 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Dalamar Homes, LLC, a Tennessee limited liability company by Special Warranty Deed from Avondale Residential, Inc., a Tennessee Corporation, dated 05/03/2017, recorded 05/11/2017, of record in Instrument No. 201705110046825, 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.
All matters shown on the plat of record in Plat Instrument No. 201203210024110, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded in Instrument No. 200812030117452, as amended of record in Instrument No. 200903310028791 and in Instrument No. 201012230102254, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.
All matters including but not limited to an Easement including terms and conditions thereof as

recorded in Book 787, Page 7, in the Register's Office for Davidson County, Tennessee.
All matters set out in document including but not limited to an Easement including terms and conditions thereof as recorded in Book 840, Page 540, in the Register's Office for Davidson County, Tennessee.
All matters set out in document including but not limited to an Easement including terms and conditions thereof as recorded in Book 1237, Page 674, in the Register's Office for Davidson County, Tennessee.
All matters set out in document including but not limited to an Easement including terms and conditions thereof as recorded in Book 4118, Page 694, in the Register's Office for Davidson County, Tennessee.
Grant of Transmission Line Easement including terms and conditions thereof as recorded in Book 4193, Page 903, in the Register's Office for Davidson County, Tennessee.
Declaration of Taking Easement including terms and conditions thereof as recorded in Book 4228, Page 635, in the Register's Office for Davidson County, Tennessee.
All matters set out in document including but not limited to an Easement including terms and conditions thereof as recorded in Book 4273, Page 280, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Water Line including terms and conditions thereof as recorded in Book 5738, Page 819, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Water Line including terms and conditions thereof as recorded in Book 5738, Page 832, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Water Line including terms and conditions thereof as recorded in Book 5811, Page 427, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Sewer Line including terms and conditions thereof as recorded in Book 7601, Page 400, in the Register's Office for Davidson County, Tennessee.
All matters set out in document including but not limited to an Easement including terms and conditions thereof as recorded in Book 10748, Page 876, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Public Utilities Easement Easement including terms and condition thereof as recorded in Instrument 200402040013639, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Public Utilities Easement Easement including terms and conditions thereof as recorded in Instrument No. 200402040013640, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Public Utilities Easement Easement including terms and conditions thereof as recorded in Instrument No. 200402040013641, in the Register's Office for Davidson County, Tennessee.
Access Easement Agreement Easement including terms and conditions thereof as recorded in Instrument No. 200412070145662, in the Register's Office for Davidson County, Tennessee.
Grant of Transmission Line Easement including terms and conditions thereof as recorded in Instrument No. 200601100003857, in the Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement Easement including terms and conditions thereof as recorded in Instrument No. 200605120055867, in the Register's Office for Davidson County, Tennessee.
Inspection and Maintenance Agreement for Private Storm Water Management Facilities Easement including terms and conditions thereof as recorded in Instrument No. 200710020117293, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Water Line including terms and conditions thereof as recorded in Instrument No. 200808180084836, in the Register's Office for Davidson County, Tennessee.
Resolution Regarding Abandonment of Easement Rights including terms and conditions thereof a recorded in Instrument No. 200808260087638, in the Register's Office for Davidson County, Tennessee.
Charter recorded 12/03/2008 of record in Instrument No. 200812030117350, in the Register's Office for Davidson County, Tennessee.
Permanent Easement Agreement including terms and conditions thereof as recorded in Instrument No. 200907070063325, in the Register's Office for Davidson County, Tennessee.

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 1056 Nunnery 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 12th day of June, 2018.

DALAMAR HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

K. Thomas Sidwell
Authorized Agent

State of Tennessee
County of Williamson

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

WITNESS my hand and seal this 12th day of June, 2018.

Notary Public
My Commission Expires: 2-21-22

KIMBERLY D. HICKS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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