SPECIAL WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $372,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of August, 2018.

Notary Public

MY COMMISSION EXPIRES: _____

(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
Jennifer Graham	CMG FINANCIAL	141050A06500CO
(NAME)	(NAME)	
740 Wolfeboro Lane	3160 CROW CANYON RD #400	Bill Garrett Davidson County Batch# 124560 DEEDWARRSP 08/03/2018 02:58:41 PM 2 pgs Fees: $13.00 Taxes: $1,376.40
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	SAN RAMON, CA 94583	20180803-0076514
(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 **Jennifer Graham and Jackie Underwood, wife and husband**, 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. 65, on the plan of FINAL PLAT AVONDALE PARK PHASE 1, SECTION 3 "CLUSTER LOT, SUBDIVISION", as shown on plat of record in Instrument 20090318-0024198, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Dalamar Homes, LLC, a Tennessee limited liability company by Warranty Deed dated 01/31/2018, from Avondale Residential, Inc., a Tennessee corporation, of record in Instrument 20180206-0011897, 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 Instrument 20090318-0024198, as affected by Surveyor's Certificate of Correction of record in Instrument 20090810-0075176, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Instrument 20020821-0100879, 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.
Covenants, conditions, easements and restrictions of record in Instrument 20081203-0117452, amended in Instrument 20090031-0028791 and Instrument 20101223-0102254, 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.
Easement for Water main across the Dower Tract of record in Book 1237, Page 674 and Easement to the Big Harpeth River and privilege of building a pump house and drainage across the Dower Tract of record in Book 840, Page 540, in the Register's Office of Davidson County, Tennessee.
Easement of record in Book 4118, Page 694, in the Register's Office for Davidson County, Tennessee.
Grant of Transmission Line Easement of record in Book 4193, Page 903 and Instrument 20060110-0003857, in the Register's Office of Davidson County, Tennessee.
Declaration of Taking of record in Book 4228, Page 635, in the Register's Office for Davidson County, Tennessee.
Transmission Line Easement of record in Book 4273, Page 280, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Water Line of record in Book 5738, Page 819, and Book 5738, Page 832, in the Register's Office of Davidson County, Tennessee.

Agreement for Dedication of Easement for Sewer Line of record in Book 7601, Page 400, in the Register's Office of Davidson County, Tennessee.
Agreement for Dedication of Public Utilities Easement of record in Instrument 20040204-0013639, Instrument 20040204-0013640, Instrument 20040204-0013641 and Instrument 20080818-0084836, in the Register's Office of Davidson County, Tennessee.
Access Easement Agreement of record in Instrument 20041207-0145662, in the Register's Office of Davidson County, Tennessee.
Stormwater Detention Agreement recorded in Instrument 20060512-0055867, Register's Office for Davidson County, Tennessee.
Inspection and Maintenance Agreement for Private Stormwater Management Facilities recorded in Instrument 20071002-0117293 and Instrument 20090814-0076610, Register's Office for Davidson County, Tennessee.
Partial Abandonment Easement of record in Instrument 20080826-0087638, in the Register's Office for Davidson County, Tennessee.
Charter of record in Instrument 20081203-0117350, in the Register's Office for Davidson County, Tennessee.
Quitclaim Deed to the Homeowner's Association of record in Instrument 20170130-0009317, 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 740 Wolfeboro 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 2nd day of August, 2018.

DALAMAR HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

Kim Hicks

Kim Hicks
Authorized Agent

State of Tennessee
County of Williamson

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

WITNESS my hand and seal this 2nd day of August, 2018.

Notary Public
My Commission Expires: 7-17-21

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

George Ziadeh
State of Tennessee Notary Public
Williamson County