Bill Garrett Davidson County
Batch# 126240 DEEDWARR
08/07/2018 04:18:30 PM 3 pgs
Fees: $18.00 Taxes: $314.50
20180807-0077827

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of August, 2018.

Notary Public

MY COMMISSION EXPIRES: 7-17-21
(AFFIX SEAL)

George Ziadeh
State of Tennessee Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow, [illegible] Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Dalamar Homes, LLC	New Owner	128 12 0B 016.00
(NAME)	(NAME)	
580 Summit Oaks Ct.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Eighty Thousand And No/100 Dollars ($280,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Greater Middle Tennessee Development Partnership, a Tennessee General Partnership**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Dalamar Homes, LLC, a Tennessee limited liability company**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lots No. 16, Woodbury Phase 2 in Plat Instrument No. 201404290035945, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Greater Middle Tennessee Development Partnership, a Tennessee General Partnership by Deed from Gallardia Properties, LLC., a Tennessee limited liability company dated July 26, 2012 and recorded August 10, 2012 as Instrument No. 20120810-0071790, in said Register's Office for Davidson County, Tennessee.

580 Summit Oaks Court, Lot 16 - 128 12 0B 016.00CO;

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: FND-184491SSO

unimproved ☒
This is improved ☐ property, known as 580 Summit Oaks Ct., Nashville, TN 37221

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 Grantees, their heirs and 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 our hands this 3 day of August, 2018

Greater Middle Tennessee Development Partnership,
a Tennessee General Partnership

By: Trianon Development Ltd.,
Managing General Partner

BY: _____
Fred M. Stevenhagen, Secretary

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Fred M. Stevenhagen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Secretary of Trianon Development Ltd., the Managing General Partner for Greater Middle Tennessee Development Partnership, and that he as such Secretary, is authorized to execute the instrument on its behalf.

Witness my hand and official seal, this the 3 of August, 2018.

_____
Notary Public

My Commission Expires:

(SEAL)

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
September 7, 2020

File Number: FND-184491SSO

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.

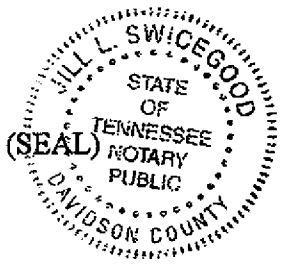
Attorney or Custodian

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.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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