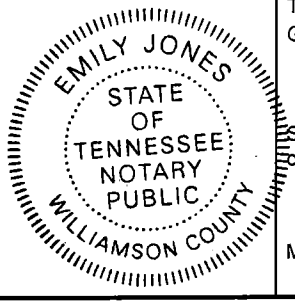
SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $477,919.00

Jamie Illey
Affiant

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

emily jones
Notary Public

MY COMMISSION EXPIRES: 05/31/2022

(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
Prithviraj Chetamala	GoldStar Mortgage	114140A02600CO
(NAME)	(NAME)	
808 Woodland Way	100 Phoenix Dr. Ste 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Ann Arbor, MI 48108	
(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 **Prithviraj Chetamala and Jahnavi Veni Gunnam, 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. 26, on the Final Major Subdivision Plat, PINE RIDGE ESTATES, Phase 1, formerly known as "Woodland Forest, Section 3", of record in Instrument No. 20161115-0120563, Register's Office for Davidson County, Tennessee, 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 03/20/2017, from KDS Investments General Partnership, a Tennessee General Partnership, of record in Instrument 20170323-0028470, 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 20161115-0120563 and the boundary plat of record in Book 6900, Page 443, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 7596, Page 692, amended in Instrument 20050916-0111743, 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.

Bill Garrett Davidson County
Batch# 126761 DEEDWARRSP
08/09/2018 09:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,768.30
20180809-0078385

ByLaws of record in Instrument 20040503-0049797, amended in Instrument 20050916-0111744, in the Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement of record in Instrument 20031119-0168896 and Instrument 20040521-0059899, in the Register's Office for Davidson County, Tennessee.
Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument 20141229-0118294, 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 808 Woodland Way, Nashville, TN 37209
(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 7th 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 7th day of August, 2018.

E. Z

Notary Public George Ziadeh
My Commission Expires: 7-17-21

George Ziadeh
State of Tennessee Notary Public
Williamson County

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

True Copy Certification

I, Jamie Ivey, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Deanna L. Cooper, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 05/13/2020

