Bill Garrett Davidson County
Batch# 131936 DEEDWARR
08/22/2018 09:47:30 AM 3 pgs
Fees: $18.00 Taxes: $129.50
20180822-0083200

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st 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, LLC, 277 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	Dalamar Homes, LLC	128 16 0A 032.00
(NAME)	(NAME)	
350 Wilson Pike Circle, Suite 300	350 Wilson Pike Circle Suite 300	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), 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 Lot No. 1, Still Spring Hollow Subdivision Section 1 Phase 1 1st Revision of record in Plat Book 7900, page 7 as Revised in Plat Book 7900, Page 135, 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 composed of Oakland Investments Ltd., a Delaware corporation and Trianon Developments Ltd., a Delaware corporation by Deed from Claudia B. Davis, Carey G. Davis, an unmarried man, Philip L. Davis and Philip L. Davis, Jr. dated August 4, 1989 and recorded August 4, 1989, in Book 7907, Page 635, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
All matters as set forth per Plat Book 7900, Page 135, Register's Office for Davidson County, Tennessee.
Declaration of Covenants, Conditions and Restrictions of record in Book 7963, Page 400, as amended of record in Book 8179, Page 464, Register's Office for Davidson County, Tennessee.
By-Laws of record in Book 8294, Page 40, Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Public Utilities Easement of record in Book 9740, Page 971, Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement of record in Instrument 20030220-0022601, Register's Office for Davidson County, Tennessee.
Charter of the Homeowners Association of record in Book 7930, Page 909, Register's Office for Davidson County, Tennessee.
County of Davidson taxes for the year 2018 and subsequent years, a lien not yet ascertainable, due or payable.

(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.

unimproved ☒
This is improved ☐ property, known as 7000 Still Spring Hollow Dr., Nashville, TN 37221

File Number: FND-183976SSO

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 21 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 21 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-183976SSO

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) JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: July 9, 2022

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